

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



February 24, 2011

Mr. Ruben M. Berrera, City Building Official  
Building Department  
City of Santa Clarita  
23920 Valencia Boulevard, Suite 350  
Santa Clarita, California 94303

Dear Mr. Ruben M. Berrera:

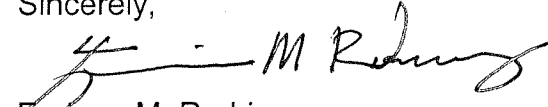
This letter is to acknowledge receipt on December 31, 2010 of the City of Santa Clarita submittal pertaining to Ordinance No. 10-16 with findings and is acceptable for filing. Per Health and Safety Code Section 17958.8 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

  
Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings



City of  
**SANTA CLARITA**

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196  
Phone: (661) 259-2489 • FAX: (661) 259-8125  
[www.santa-clarita.com](http://www.santa-clarita.com)

December 29, 2010

Mr. Thomas Morrison  
California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833-2936

Dear Mr. Morrison:

Subject: City Amendments to State Codes

This is to transmit a copy of the State Code amendments adopted by the City Council of the City of Santa Clarita on November 23, 2010.


As required by State law, the City's Building & Safety office will begin enforcement of these provisions in conjunction with the new State codes on January 1, 2011.

In addition to the City amendments, we are transmitting herewith a copy of City Ordinance No. 10-16, which lists the findings of the City Council that certain local geologic, climatic, and topographic conditions warrant the specified modifications to the State codes. These finding are consistent with the provisions of Section 17958.7 of the State Health and Safety Code.

Enclosed for your reference is a list of the findings for each City code section addressing each of the specific amendments.

If you have any questions or comments, please feel free to call our office at (661) 255-4952.

Sincerely,

  
Ruben M. Barrera  
City Building Official

RMB:ce

S:\PW\BLDG\B&S Codes & Design Manuals\Code Adoptions\2007 CBC and City Amendments\Code Adoption and Amendments (Final Draft)\2010 Findings Transmittal Letter.doc

Enclosures

cc: Robert Newman, Director of Public Works

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SANTA CLARITA BUILDING  
SAFETY COMMISSION





ORDINANCE NO. 10-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SANTA CLARITA, CALIFORNIA, REPEALING AND REPLACING  
TITLES 18 THROUGH 22 OF THE SANTA CLARITA MUNICIPAL CODE  
AND ADDING TWO NEW TITLES TO THE SANTA CLARITA MUNICIPAL CODE,  
TITLE 24 CITY ENERGY CONSERVATION CODE AND TITLE 25 CITY GREEN  
BUILDING STANDARDS CODE, AND ADOPTING BY REFERENCE THE  
2010 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL,  
PLUMBING, ENERGY, FIRE, AND GREEN BUILDING STANDARDS CODES  
WITH CERTAIN APPENDICES AND AMENDMENTS

WHEREAS, the State of California requires by its Government Code that the City adopt the latest State Building Codes; and

WHEREAS, the State of California has adopted and published the 2010 California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, and California Green Building Standards Code, with each becoming effective on January 1, 2011; and

WHEREAS, the State of California (State) allows local jurisdictions to amend said codes in accordance with Health and Safety Code Section 18941.5.(b) where necessary to reasonably address adverse local conditions related to climate, geology, and/or topography; and

WHEREAS, the City Council finds that the local topography consists of natural hillsides, canyons, and rugged terrain that can contribute to accelerated spread of wildfires, and the local climate consists of hot, dry, and windy conditions during the summer months creating severe fire hazard that warrants enhanced construction provisions for fire safety; and

WHEREAS, the City Council also finds that the local geology consists of an active Class B earthquake fault, geologic formations, and areas subject to liquefaction presenting a significant earthquake risk that warrants enhanced design and construction provisions for structural safety; and

WHEREAS, the City Council also finds the need to modify or add certain administrative provisions in order to effectively enforce the regulations contained in the 2010 State Building Codes; and

WHEREAS, this Ordinance repeals the current building, electrical, mechanical, plumbing, and fire codes and amendments thereto and adopts the new 2010 California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Fire Code with local amendments; and

WHEREAS, this Ordinance also adopts the new 2010 California Energy Code and California Green Building Standards Code and adds two new titles to the Santa Clarita Municipal

Code, Title 24 City Energy Conservation Code and Title 25 City Green Building Standards Code; and

WHEREAS, enforcement of the 2010 California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, and California Green Building Standards Code are mandated by the State to commence on January 1, 2011.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That current Titles 18 through 22 of the Santa Clarita Municipal Code are hereby repealed.

SECTION 2. Titles 18 through 22 of the Santa Clarita Municipal Code are replaced with the revised editions consisting of the adoption of the 2010 State codes with local amendments, outlined as follows and to read as attached:

TITLE 18 CITY BUILDING CODE

TITLE 19 CITY ELECTRICAL CODE

TITLE 20 CITY PLUMBING CODE

TITLE 21 CITY MECHANICAL CODE

TITLE 22 CITY FIRE CODE

SECTION 3. Titles 24 and 25 are added to the Santa Clarita Municipal Code consisting of the adoption of the 2010 California Energy Code and 2010 California Green Building Standards Code with local amendments, outlined as follows and to read as attached:

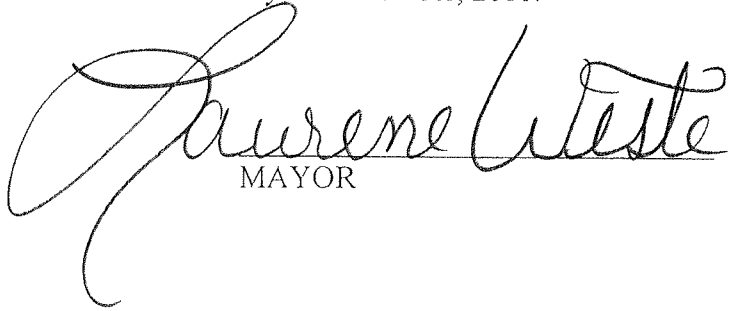
TITLE 24 CITY ENERGY CONSERVATION CODE

TITLE 25 CITY GREEN BUILDING STANDARDS CODE

SECTION 4. This Ordinance shall become effective and in full force on January 1, 2011.

SECTION 5. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED AND ADOPTED this 23rd day of November, 2010.

  
MAYOR

ATTEST:

  
CITY CLERK

DATED: 10/9/10

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       ) ss.  
CITY OF SANTA CLARITA         )

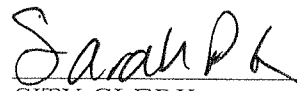
I, Sarah P. Gorman, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Ordinance No. 10-16 was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 9th day of November, 2010. That thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council on the 23rd day of November, 2010, by the following vote, to wit:

AYES:           COUNCILMEMBERS:       McLean, Ferry, Ender, Kellar, Weste

NOES:           COUNCILMEMBERS:       None

ABSENT:        COUNCILMEMBERS:       None

AND I FURTHER CERTIFY that the foregoing is the original of Ordinance No. 10-16 and was published in The Signal newspaper in accordance with State Law (G.C. 40806).

  
CITY CLERK

10/9/10  
Dated

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            ) ss.  
CITY OF SANTA CLARITA                )

CERTIFICATION OF  
CITY COUNCIL ORDINANCE

I, \_\_\_\_\_, City Clerk of the City of Santa Clarita, do hereby  
certify that this is a true and correct copy of the original Ordinance No. 10-16, adopted by the  
City Council of the City of Santa Clarita, CA on November 23, 2010, which is now on file in my  
office.

Witness my hand and seal of the City of Santa Clarita, California, this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Title 18  
CITY BUILDING CODE

Chapters:

- 18.01 Adoption of the City Building Code
- 18.02 Amendments to CBC Chapter 1 Division II; Scope and Administration
- 18.03 Amendments to CBC Chapter 15; Roof Assemblies and Rooftop Structures
- 18.04 Amendments to CBC Chapter 16; Structural Design
- 18.05 Amendments to CBC Chapter 17; Structural Tests and Special Inspections
- 18.06 Amendments to CBC Chapter 18; Soils and Foundations
- 18.07 Amendments to CBC Chapter 19; Concrete
- 18.08 Amendments to CBC Chapter 23; Wood
- 18.09 Amendments to CRC Chapter 1 Division II; Administration
- 18.10 Amendments to CRC Chapter 3 Building Planning
- 18.11 Amendments to CRC Chapter 4 Foundations
- 18.12 Amendments to CRC Chapter 5 Floors
- 18.13 Amendments to CRC Chapter 6 Wall Construction
- 18.14 Amendments to CRC Chapter 8 Roof-Ceiling Construction



## Chapter 18.01 ADOPTION OF THE CITY BUILDING CODE

### Sections:

#### 18.01.010 Adoption of the City Building Code

#### 18.01.010 Adoption of the City Building Code

There is hereby adopted by reference that certain code known and designated as the California Code of Regulations, Title 24, Parts 1, 2, 2.5, 7, 8, and 10 as published by the California Building Standards Commission as further described and including the following:

**2010 California Administrative Code** (California Code of Regulations Title 24, Part 1)

**2010 California Building Code** (California Code of Regulations Title 24, Part 2) based on the 2009 International Building Code® as prepared by the International Code Council, and as amended by the State of California

**2010 California Residential Code** (California Code of Regulations Title 24, Part 2.5) based on the 2009 International Residential Code® as prepared by the International Code Council, and as amended by the State of California

**2010 California Elevator Safety Construction Code** (California Code of Regulations Title 24, Part 7)

**2010 California Historical Building Code** (California Code of Regulations Title 24, Part 8)

**2010 California Existing Building Code** (California Code of Regulations Title 24, Part 10) based on the 2009 International Existing Building Code® as prepared by the International Code Council, and as amended by the State of California

Such code shall include those sections requiring enforcement by the local building department, and as further amended by the City of Santa Clarita with provisions intended to address local climatic, geologic, and topographic conditions, as permitted by State law. Adoption of said code shall include the adoption of Appendices C, I, and J contained in the 2010 California Building Code and Appendix H contained in the 2010 California Residential Code.

Such Code shall be and become the City of Santa Clarita Building Code, regulating the erection, construction, alteration, repair, relocation, demolition, occupancy, use, height, area, and maintenance of all buildings and structures, and certain equipment therein specifically regulated. The provisions of said code shall provide for the issuance of permits and certificates of occupancy, and collection of fees thereof, and providing penalties for violation of such Code.

The City of Santa Clarita Building Code shall become effective for new building permit applications received by the City on or after January 1, 2011.

At least one copy of the City of Santa Clarita Building Code has been deposited in the office of the City Clerk, and shall be at all times maintained by the Clerk for use and examination by the public.

**Chapter 18.02**  
**AMENDMENTS TO CHAPTER 1 DIVISION II; SCOPE AND ADMINISTRATION,**  
**OF THE CALIFORNIA BUILDING CODE**

**Sections:**

|           |   |
|-----------|---|
| 18.02.005 | Chapter 1 Division II is Amended          |
| 18.02.010 | Subsection 101.1 is Amended               |
| 18.02.020 | Subsection 103.1 is Amended               |
| 18.02.030 | Subsection 105.2 is Amended               |
| 18.02.040 | Subsection 105.2.2 is Amended             |
| 18.02.050 | Subsection 105.3.2 is Amended             |
| 18.02.060 | Subsection 105.5 is Amended               |
| 18.02.070 | Subsections 105.5.1 and 105.5.2 are Added |
| 18.02.080 | Subsection 105.8 is Amended               |
| 18.02.090 | Subsection 107.1 is Amended               |
| 18.02.100 | Subsection 107.2.1 is Amended             |
| 18.02.110 | Subsection 109.2 is Amended               |
| 18.02.120 | Subsection 109.2.1 is Added               |
| 18.02.130 | Subsection 109.4 is Amended               |
| 18.02.140 | Subsection 109.6 is Amended               |
| 18.02.150 | Subsection 110.3.5 is Amended             |
| 18.02.160 | Subsection 110.6 is Amended               |
| 18.02.170 | Subsection 110.7 is Added                 |
| 18.02.180 | Subsection 110.8 is Added                 |
| 18.02.190 | Subsection 111.1 is Amended               |
| 18.02.200 | Subsection 113.3 is Amended               |
| 18.02.210 | Subsection 113.4 is Added                 |
| 18.02.220 | Subsections 114.2.1 and 114.2.2 are Added |
| 18.02.230 | Subsection 114.4 is Amended               |
| 18.02.240 | Section 117 is Added                      |

**18.02.005 Chapter 1 Division II is Amended.**

The following sections of Chapter 1 Division II of the California Building Code, as adopted by Chapter 18.01 hereof, are added, deleted or amended as follows:

**18.02.010 Subsection 101.1 is Amended**

Subsection 101.1 is amended to read as follows:

**101.1 Title.** These regulations, including all duly adopted local amendments, shall be known as the *Santa Clarita Building Code* and shall be used in conjunction with the provisions of Title 24, California Code of Regulations, mandated by the State of California to be enforced by the local Building Department, and shall hereinafter be referred to as “this code.”

**18.02.020 Subsection 103.1 is Amended**

Subsection 103.1 is amended to read as follows:

**103.1 Creation of enforcement agency.** There is established within the City of Santa Clarita, a division in the Public Works Department to be known as the “Building & Safety Division” under the administrative and operational control of the City Building Official hereafter referred to as the Building Official.

#### 18.02.030 Subsection 105.2 is Amended

Subsection 105.2 is amended to read as follows:

**105.2 Work Exempted from Permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the City of Santa Clarita including such requirements as may be established by any City department or division or the requirements of any other governing agency. Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for any such items exempted herein.

Permits shall not be required for the following:

**Building:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses or trellis structures, and similar uses provided the gross floor area as measured to the outside walls or support posts does not exceed 120 square feet, the floor is not more than 30 inches above the adjoining grade, the overall height is not more than 14 feet as measured from adjacent grade, and the structure is not constructed on a slope steeper than 3:1 or within a flood hazard or floodplain.
2. Where allowed by the City's Planning Division, chain link or wire fences not over 12 feet in height, wood, vinyl, or open wrought iron fences not over 6 feet in height, and block walls or pilasters not over 42 inches in height where not constructed within a flood hazard or floodplain.
3. Platforms, decks, patios, walks and driveways which are not more than 30 inches above grade and not over any basement or story below, and when not part of a required path of travel for disabled access as defined herein.
4. Canopies, awnings, or open trellises that do not extend more than 36 inches from the exterior wall of a building or, if attached to a Group R, Division 3, or Group U occupancy, do not extend more than 54 inches and are not within 3 feet of the property line.
5. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, or where supporting a surcharge, not more than 30 inches in height measured from bottom of footing to the top of the wall, unless constructed on a slope steeper than 3:1, located in a floodplain, or impounding Class I, II or IIIA liquids.
6. Fixed or moveable cases, racks, shelving, and partitions not exceeding 6 feet in height.
7. Carpeting, hardwood or tile flooring, counters, or countertops and similar finish work.
8. Garage and closet organizers, cabinets, or shelving not exceeding 8 feet in height within a Group R-3 or U occupancy.
9. Drywall within Group U occupancies not required to be part of a fire rated assembly.
10. The installation of replacement window units where installed within existing frames and where no stucco or siding is removed provided the net opening area of the existing window is not reduced and the provisions of Section 2406 herein for safety glazing are met.
11. Satellite dishes not exceeding 30 inches in diameter where attached to a structure, or 36 inches in diameter where ground mounted and not exceeding 15 feet in height.
12. Radio or television antennae towers where ground mounted and not exceeding 30 feet in height.
13. Light standards which do not exceed 20 feet in height (electrical permits are required).
14. Flagpoles not exceeding 20 feet in height where not attached to or erected on any building or structure.
15. Prefabricated swimming pools or spas accessory to a Group R-3 occupancy provided that:
  - a. The capacity does not exceed 5,000 gallons
  - b. The pool or spa is not constructed on a slope greater than 3:1
  - c. The lowest point of the bottom of the pool or spa is not more than 24 inches below adjacent grade
  - d. The pool or spa is provided with a safety barrier as required in the California Health & Safety Code

An electrical permit is required for any permanently connected pumps or motors.

16. Swings and other playground equipment accessory to a Group R occupancy.
17. Tree houses provided that:
  - a. The floor area does not exceed 64 square feet;
  - b. The ceiling height does not exceed 6 feet;
  - c. It is not constructed in an oak tree.
18. Temporary sheds, construction trailers, and other structures incidental to work authorized by a valid grading or building permit. Electrical and plumbing permits are required when there are any such connections associated with the temporary shed or construction trailer. Any such structure shall be removed upon completion of the work covered by the permit or expiration of the permit.
19. Temporary open-sided tents and similar canopy structures that do not exceed 500 square feet in projected area and temporary enclosed tents that do not exceed 200 square feet in enclosed area.
20. Temporary motion picture, television, and theater stage sets and scenery.
21. Gantry cranes and similar equipment.
22. Prefabricated water tanks supported directly on grade where the capacity does not exceed 5,000 gallons and the ratio of height to the diameter or width does not exceed one and one-half to one ( $1\frac{1}{2}:1$ ).
23. The following work when conducted in association with an operating oil field:
  - a. Oil derricks;
  - b. Installation and relocation of process vessels and tanks;
  - c. Construction, installation and relocation of process piping and pipe supports;
  - d. Construction, installation and relocation of ladders, stairs, and catwalks;
  - e. Installation of foundations for process vessels, pipe supports, generators, tanks, pumps, and uninhabited buildings located more than 20 feet from any property line;
  - f. Construction, installation, and relocation of uninhabited buildings;
  - g. Road maintenance;
  - h. Grading of new and existing well pads, provided the grading does not affect an adjoining property;
  - i. Grading and construction for erosion control, provided it does not effect an adjoining property;
  - j. Debris basin maintenance;(Note: The waiver of a building permit shall not be deemed as a waiver from the oil field operator from obtaining the required clearances from other public agencies.)

#### **Electrical:**

*Note: refer to the 2010 California Electrical Code with local amendments for additional information*

1. Low-voltage wiring for security systems, telephone or other communication systems, door bells, intercom or sound systems, television cable, and similar installations within a Group R-3 or U occupancy.
2. Electrical equipment used for commercial radio and television transmitting stations, excluding any equipment or wiring for the power supply to any such station.

#### **Mechanical**

*Note: refer to the 2010 California Mechanical Code with local amendments for additional information*

1. Portable equipment including heating appliances, ventilation equipment, air-conditioning or evaporative cooling units.
2. Self-contained refrigeration systems containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

#### **18.02.040 Subsection 105.2.2 is Amended**

Subsection 105.2.2 is amended to read as follows:

**105.2.2 Repairs and Maintenance.** Application or notice to the Building Official is not required for ordinary maintenance or repairs to structures. In no case shall the repair or maintenance work create an unsafe condition or violate any provision of State code. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

Permits shall not be required for the following repair or maintenance work:

1. General building maintenance.
2. Painting, papering, carpeting and similar work.
3. Repair of minor portions of a building or structure damaged by dry-rot, termites, or deterioration provided the elements being replaced do not reduce the integrity of the building or structure.
4. Repairs to a roof on a building or structure not exceeding 10 percent of the total roof area or 200 square feet, whichever is less, provided such exempt limits are not exceeded within any one-year period of time.
5. Drywall repairs not exceeding 200 square feet when not part of a fire rated assembly.
6. Replacement of panes of glass within existing frames provided the provisions of Section 2406 herein for safety glazing are met.
7. Replacement of any component part of mechanical or electrical equipment provided it does not alter approval of such equipment or make such equipment unsafe.
8. Replacement of any faucet, sink, water closet, kitchen appliance, lighting fixture, lamp or bulb, or similar item with a fixture, appliance, or other item of like type.
9. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
10. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

Ordinary repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**18.02.050 Subsection 105.3.2 is Amended**

Subsection 105.3.2 is amended to read as follows:

**105.3.2 Time limitation of application.** An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The building official is authorized to extend the time for action by the applicant for a period not to exceed 180 days upon request by the applicant. A second extension not exceeding 180 days may be granted by the building official under all of the following conditions:

1. The applicant submits a written request for such extension showing justifiable cause;
  2. There have been no changes to any of the governing codes under which the plans were originally submitted since the original date of application;
  3. An administrative fee as established must be paid at the time the second extension is granted
- Where there have been changes to governing codes under which the plans were originally submitted, the Building Official may grant a second extension provided the plans are revised to reflect any such changes as a condition of the extension. Additional plan review fees will apply in such cases. No further application extensions will be granted after a second extension.

**18.02.060 Subsection 105.5 is amended**

Subsection 105.5 is amended to read as follows:

**105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance as evidenced by a valid inspection of work by the building department. In such cases where the work authorized on the site by such permit has commenced and is then suspended or abandoned for a period of 180 days after the time the work is commenced the permit shall become in-active. The Building Official is authorized to grant one or more extensions of time for periods of time not to exceed 180 days each, or to re-activate a permit as provided for in subsection 105.5.1 and 105.5.2

**18.02.070 Subsections 105.5.1 and 105.5.2 are Added**

Subsections 105.5.1 and 105.5.2 are added to read as follows:

**105.5.1 Re-activation of an Expired Permit.** The Building Official may approve the reactivation of a permit that has become invalid (either expired or inactive), upon written request by the permittee, under the following conditions:

1. The suspension or abandonment of work has not exceeded two years.
2. There have been no changes to any of the governing codes under which the permit was originally issued since the original date of application.
3. Where there have been changes to the governing codes under which the permit was originally issued, the Building Official may require any work that has not been installed or completed to meet the provisions of the most current governing codes as a condition of re-activation.

**105.5.2 Fees.** In order to renew action on a permit after it has become invalid, the permittee shall pay a fee as determined by the Building Official not to exceed 50 percent of the original permit fee. Any permit extensions subsequent to an initial extension require the payment of an administrative fee as determined.

**18.02.080 Subsection 105.8 is Added**

Subsection 105.8 is added to read as follows:

**105.8 Combined Building Permits.** Combination permits may be issued for projects when it is determined that the same contractor is licensed so as to perform all of the work proposed by a project and it is reasonable to combine the permit into a single permit. The following permits may be combined:

1. A combined building permit may be issued for new one-family or two-family dwellings, or additions thereto, which will include all building, electrical, plumbing, heating; ventilating and air-conditioning work but will not include fire sprinkler installations, sewer connections, or grading work requiring a permit as specified in the Unified Development Code. The combined building permit shall be subject to the requirements of this code, the Electrical Code, the Plumbing Code, and the Mechanical Code, except that the fee for the combined building permit shall be as provided in Section 108 herein including any amendments.
2. A combined building permit for a swimming pool shall include excavation and finish grading for construction of the pool and related landscaping, construction of the pool structure, decking, pool equipment enclosure walls, and all such plumbing and electrical work as required for the pool.
3. A combined permit for a sign shall include all structural and electrical work required to install the sign.

4. A combined permit may be issued for non-residential construction projects under similar conditions as listed herein when approved by the Building Official.

**18.02.090 Subsection 107.1 is Amended**

Subsection 107.1 is amended to read as follows:

**107.1 General.** Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional as outlined in the *California Business and Professions Code* or as determined by the Building Official. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

**Exception:** (no change)

**18.02.100 Subsection 107.2.1 is Amended**

Subsection 107.2.1 is amended to read as follows:

**107.2.1 Information on construction documents.** Construction documents shall be dimensioned and drawn to scale upon suitable material. Labeling, lettering, dimensioning, and numbering shall be of a size and style to be easily read and shall be in conformance with accepted professional practices and standards for architectural and engineering documents. Electronic media documents shall be submitted when required by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

**18.02.110 Subsection 109.2 is Amended**

Subsection 109.2 is amended to read as follows:

**109.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as established by the City Council.

**18.02.120 Subsection 109.2.1 is Added**

Subsection 109.2.1 is added to read as follows:

**109.2.1 Plans Examination Fees.** When submittal documents are required by Section 107.1 a plans examination review fee shall be paid at the time of submittal of the construction documents to the building department. Said fee shall be as established by the City Council. When submittal documents are incomplete or changed by the applicant so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.2, an additional plans examination fee shall be charged for such additional time as may be required to review all such additional work.

**18.02.130 Subsection 109.4 is Amended**

Subsection 109.4 is amended to read as follows:

**109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system for which a permit is required by this code before obtaining the necessary permits shall be subject to an investigation fee whether or not

a permit is then or subsequently issued. The investigation fee shall be equal to twice the amount of the permit fee. Payment of such fee shall not exempt any person from compliance with all other provisions of this code nor from any other penalty prescribed by law.

**18.02.140 Subsection 109.6 is Amended**

Subsection 109.6 is amended to read as follows:

**109.6 Refunds.** The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plans examination fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled prior to commencing any plan review.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original applicant or permittee not later than 90 days after the date the permit or application for a permit has expired.

**18.02.150 Subsection 110.3.5 is Amended**

Subsection 110.3.5 is amended to delete the exception allowed under this subsection which excludes the need for an inspection of gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

**18.02.160 Subsection 110.6 is Added**

Subsection 110.6 is added to read as follows:

**110.6 Construction Placard and Inspection Record Card.** Work requiring a building permit shall not be commenced until the permit holder or the permit holder's agent have posted in a conspicuous location at the construction site, a construction placard provided by the Building Official at the time of permit issuance. Said placard shall not be removed until final approval of the work by the building department. The inspection record card shall also be made available so as to allow the Building Official or his designated representative to conveniently make the required entries thereon regarding inspection of the work.

The Inspection Record Card shall serve as temporary approval to occupy and/or use the described project for up to five working days following the Final Approval date, when signed with a Final Approval by the Building Official or his designated representative.

**18.02.170 Subsection 110.7 is Added**

Subsection 110.7 is added to read as follows:

**110.7 Inspections During Declared Emergencies.** The Building Official may authorize the performance of inspections required under this section to be performed by registered design professionals or by registered deputy inspectors, for repair work during a declared emergency. The persons performing the inspections shall submit a report, to the satisfaction of the Building Official, demonstrating that the work they inspected conformed to the requirements of all applicable codes. The report will be similar to those required by Section 1704.1.2 of this code.



**18.02.180 Subsection 110.8 is Added**

Subsection 110.8 is added to read as follows:

**110.8 Special Inspector registration.** Any person who acts in the capacity of a special inspector as defined in Section 1704.1 of this code for any project within the City of Santa Clarita requiring special inspections as outlined in Chapter 17 must be registered with the City of Santa Clarita to act in such capacity. In order to be registered, a person must pay a registration fee as established by the City Council and demonstrate to the satisfaction of the Building Official that he or she is qualified to perform those types of special inspections for which he or she is registered. Upon registration, a registration card will be issued to the individual by the Building Official.

**18.02.190 Subsection 111.1 is Amended**

Subsection 111.1 is amended to add the following exception:

**111.1 Use and Occupancy.**

**Exceptions:**

(2) The requirement for a certificate of occupancy may be waived by the Building Official for structures of Group R-3 occupancy.

**18.02.200 Subsection 113.3 is Amended**

Subsection 113.3 is amended to read as follows:

**113.3 Qualifications.** The Board of Appeals shall consist of those persons currently serving on the Planning Commission as appointed by the City Council.

**18.02.210 Subsection 113.4 is Added**

Subsection 113.4 is added to read as follows:

**113.4 Filing of Appeals.** All appeals shall be made in writing and shall state specifically the order, decision, or determination made by the Building Official which is being appealed and wherein the Building Official erred in making the order, decision, or determination. The appeal shall be accompanied with a fee as established by the City Council. If, after reviewing the information submitted, the Building Official determines that the appeal does not merit a change in his or her order, decision, or determination, then the Building Official shall schedule a hearing by the Board of Appeals and the appellant shall be notified of the date and time of the hearing.

**18.02.220 Subsections 114.2.1 and 114.2.2 are Added**

Subsection 114.2.1 and 114.2.2 are added to read as follows:

**114.2.1 Recordation of Notice of Violation.** The Building Official may record a notice with the County Recorder's Office that a property, building or structure, or any part thereof, is in violation of any provision of this code provided the provisions of this section are followed. The provisions of this section are cumulative with other provisions of this code and any other enforcement actions permitted by this code. A notice of violation may be placed upon the title of a property when violation of the building codes have been verified and documented to exist on the site.

The following procedures are established for recordation of Notice of Violation:

- a. If (1) the Building Official determines that any property, building or structure, or any part thereof is in violation of any provision of this code; and if (2) the Building Official gives written

notice as specified below of said violation; and if (3) within 45 days of said notice, the property, buildings, or structures thereon are not brought into compliance with this code, then the Building Official may, in his sole discretion, at any time thereafter record with the County Recorder's Office a notice that the property and/or any building or structure located thereon is in violation of this code.

b. Notice shall be provided in writing in accordance with the following:

1. The notice shall be mailed registered, certified or first-class mail, or may be posted at the site if the site is occupied;
2. The notice shall be addressed to the owner as indicated on the last equalized county roll;
3. The notice shall specify what violations are being investigated or have been observed or verified;
4. The notice shall indicate what mitigation action is required by the property owner and the time frame in which to commence and complete such mitigation;
5. The notice shall indicate that notices may be recorded and when such recording may be filed by the Building Official.

**114.2.2 Termination of Notice.** When the property owner has demonstrated to the Building Official that violations of the building code no longer exist, and all fees to cover the cost of the investigation of the violations have been paid to the City, as established by the City Council, the Building Official shall terminate the notice of violation.

**18.02.230 Subsection 114.4 is Amended**

Subsection 114.4 is amended to read as follows:

**114.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, is guilty of a misdemeanor punishable by a fine not exceeding \$1,000.00 or by imprisonment not exceeding six months, or by both such fine and imprisonment (see Section 17995 of the State Health and Safety Code). Such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued, or permitted to remain.

Further, violators of this code may be subject to administrative citation and general penalties as provided for in Title 23 of the Santa Clarita Municipal Code.

**18.02.240 Section 117 is Added**

Section 117 is added to read as follows:

**Section 117 Prohibited Uses of Building Sites**

**117.1 Flood and Debris Hazard Sites.** Buildings, other structures or appurtenances (including but not limited to walls and fences of any height) and fill are not permitted in an area determined by the City to be subject to flood hazard by reason of inundation, overflow, other special flood and debris hazards or erosion except as discussed in this section.

**117.2 Geologic Hazard Sites.** Any site or property determined or suspected to have a geologically hazardous condition or pose a potential threat to nearby properties shall be subject to the provisions of this subsection.

117.2.1 No building permit shall be issued when the Building Official finds that property outside the site of the proposed work could be damaged by activation or acceleration of a geologically hazardous condition, and such activation or acceleration could be attributed to the proposed work for which the permit is requested. For the purpose of this subsection, geologically hazardous condition does not include surface displacement due to earthquake faults.

117.2.2 Work requiring a building permit by this code is not permitted in an area determined by the Building Official to be subject to hazard from landslide, settlement or slippage. These hazards include those from loose debris, slopewash, and the potential for mudflows from natural slopes or graded slopes. For the purpose of this subsection, landslide, settlement or slippage does not include surface displacement due to the earthquake faults.

117.2.3 Subject to the conditions of subsection 117.2.1 permits may be issued in the following cases:

- a. When the applicant has submitted a geological and/or engineering report or reports which show that the hazard will be eliminated prior to the use of occupancy of the land or structures by modification of topography, reduction of subsurface water, buttressing, a combination of these methods, or by other means.
- b. When the applicant has submitted a geological and/or engineering report or reports which contain sufficient data to show that the site appears to be in no danger for the intended use.
- c. When the applicant has submitted a geological report which indicates that the site appears to be geologically safe for the proposed use but is located in an area subject to a hazard of a geological nature. However, before a permit is issued, the owner first shall record in the Department of Registrar-Recorder the findings of such report or reports, together with an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from the issuance of such permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the Department of Registrar-Recorder a statement that he finds such hazard no longer exists.
- d. When the work involves the alteration or minor repair of existing structures and the cost of such alteration or repair does not exceed 25 percent of the value of the existing structure, such value to be based on assumed continuation of the established legal use. Before a permit is issued, the owner shall record in the office of the Department of Registrar-Recorder (1) a statement that he is aware that the records of the building official indicate that the property is subject to a physical hazard of a geological nature and (2) an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that he finds such hazard no longer exists. The repair work shall consist of restoring the original construction. Provision may be made for adjustment of the floor in anticipation of future settlement. For the purposes of this subsection "alteration" does not include an addition or additions.
- e. When the work involves an addition or additions to an existing structure but is not a change in use or occupancy and such work does not increase the area of the structure by more than 25 percent of the area of the structure. Before a permit is issued, the applicant shall submit a geological and/or engineering report or reports complying with the

provisions of subsection (f) of this section which report or reports contain a finding that the proposed increased use of the site will not be geologically unsafe, and the owner shall record in the office of the Department of Registrar-Recorder (1) the finding of such report or reports and (2) an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from the issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that he finds a hazard no longer exists.

- f. When the work involves a one-story, light-frame accessory structure not intended or used for human occupancy and not exceeding four hundred (400) square feet in area nor greater than 12 feet in height.

When the work involves the repair of single-family residences and accessory buildings where the cost of such repair exceeds 25 percent of the value of the existing building or involves the replacement of such structures where the loss to be replaced was due to causes other than landslide, settlement or slippage. Before a permit is issued the owner shall:

- 1) Record in the office of the Department of Registrar-Recorder (1) a statement that he is the owner and that he is aware that the records of the Building Official indicate that the property is subject to a physical hazard of a geological nature and (2) an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that he finds such hazard no longer exists.
  - 2) Submit calculations and plans for the proposed reconstruction prepared by a registered civil engineer and designed to minimize damage while accommodating the amount of vertical and horizontal displacements which he determines are probable or which have occurred since the original structure was built, whichever is the greater.
- g. Notwithstanding any other provisions of this subsection, the Building Official may, at his discretion, deny a permit for any building, structure or grading subject to a hazard of a geological nature which cannot be mitigated and may endanger the health or safety of the occupants, adjoining property, or the public.

**117.3 Fills Containing Decomposable Material.** Permits shall not be issued for buildings or structures regulated by this code within 1,000 feet of fills containing rubbish or other decomposable material unless the fill is isolated by approved natural or man-made protective systems or unless designed according to the recommendation contained in a report prepared by a licensed civil engineer. Such report shall contain a description of the investigation, study and recommendation to minimize the possible intrusion, and to prevent the accumulation of explosive concentrations of decomposition gases within or under enclosed portions of such building or structure. At the time of the final inspection, the civil engineer shall furnish a signed statement attesting that the building or structure has been constructed in accordance with his recommendations to decomposition gases required herein.

**117.4 Conditional Use.** Work required by this section as a condition for the use of the site shall be performed prior to the connection of the utilities or occupancy of the building.

**117.5 Methane Gas Hazard Sites.** Permits shall not be issued for buildings or structures regulated by this code on, adjacent to, or within 200 feet of active, abandoned or idle oil or gas well(s) unless designed according to recommendations contained in a report prepared by a licensed civil engineer

and approved by the Building Official. As used in this section, "well" shall mean any well as defined by Section 3008, subdivisions (a) and (b) of the California Public Resources Code.

**117.6 Geology and Engineering Reports.** The Building Official may require an engineering geology or geotechnical engineering report, or both, where in his opinion such reports are essential for the evaluation of the safety of the site. The engineering geology or geotechnical engineering report or both shall contain a finding regarding the safety of the building site for the proposed structure against hazard from landslide, settlement, or slippage and a finding regarding the effect that the proposed building or grading construction will have on the geologic stability of the property in question and properties immediately adjacent. Any engineering geology report shall be prepared by a certified engineering geologist licensed by the State of California. Any geotechnical engineering report shall be prepared by a civil engineer qualified to perform this work, such as a geotechnical engineer experienced in soil mechanics. When both an engineering geology and geotechnical engineering report are required for the evaluation of the safety of a building site, the two reports shall be coordinated before submission to the Building Official.

#### **117.7 Earthquake Faults.**

1. **General.** The construction of a building or structure near a known active earthquake fault and regulated by this code shall be permitted as set forth in this section.
2. **Scope.** The provisions of this section shall apply only to permits for buildings or structures on individual lots or parcels and are not intended to be supplementary to geologic investigations required to qualify divisions of land as set forth in the Uniform Development Code of the City of Santa Clarita.
3. **Definition.** For the purpose of this section, a "geologist" shall be a registered geologist, licensed by the California State Board of Registration for Geologists and Geophysicists to practice geology in California.
4. **Known Active Earthquake Faults.** For the purpose of this section, known active earthquake faults are those faults which have had displacement within Holocene time (approximately the last 11,000 years) as defined in the most current issue of Special Publication 42 of the California Division of Mines and Geology.
5. **Earthquake Fault Maps.** Special studies zone maps within the City of Santa Clarita prepared under Sections 2622 and 2623 of the California Resources Code which show traces of earthquake faults are declared to be, on the date of official issues, a part of this code. Special studies zones maps revised under the above sections of the California Resources Code shall, on the date of their official issue, supersede previously issued maps. Copies of each of the above maps shall be available for examination by the public at the City. The City shall maintain maps available to the public showing the location of known active earthquake faults. In the absence of additional information, the location of known active earthquake faults shall be as shown on special studies zones maps.
6. **Construction Limitations.** No building or structure shall be constructed over or upon the trace of a known active earthquake fault in the following cases:

- a. When the proposed building is within 50 feet of that line designated as the location of a known active earthquake fault on the aforementioned maps.
- b. When the proposed building is within 50 feet of the most probable ground location of the trace of a known active earthquake fault shown on the aforementioned maps.

In cases when a geologist has not made such a determination, the City may require the excavation of a trench, as a subsurface exploration for the purpose of determining the absence of a known active earthquake fault. Such a trench will be required if a lack of distinguishable fault features in the vicinity prevents the City from determining by a site examination, review of available aerial photographs, or by other means that the fault trace does not underlie the proposed building. The

trench shall be approximately perpendicular to the most probable direction of the fault trace, at least 18 inches wide, and at least five feet in depth measured from natural grade, or to a depth satisfactory to the City.

The trench must be accessible for mapping and inspection by the City, when requested, and meet the requirements of Title 8 of the California Code of Regulations, Construction Safety Orders. The trench need not extend further than the full width of the proposed structure plus five feet beyond the traversed exterior walls. A known active earthquake fault shall be presumed nonexistent if an exposure is not found in the walls or floor of the trench. The City may require a more extensive investigation by a geologist as evidence to the absence of a known active earthquake fault prior to the issuance of a building permit.

**EXCEPTION:** The provisions of this subsection do not apply to:

1. One-story, light-frame buildings classified as R-3 and U occupancies and not exceeding 1,000 square feet in area or 12 feet in height.
2. Alterations or repairs to an existing building provided that the aggregate value of such work within any 12 month period does not exceed 50 percent of the value of the existing building.
3. Swimming pools, retaining walls, fences and minor work of a similar nature.

**Special Studies Zones.** Work within the special studies zones established under Sections 2622 and 2623 of the California Public Resources Code shall comply with State laws, policies, criteria, rules and regulations applicable to such work. Fees established by Chapter 7.5 of Division 2 of the California Public Resources Code shall be collected and disbursed as required by State law. In addition to the State regulations, the provisions of this section shall apply when geologic investigations, mapping, aerial photographs, other acceptable data or Special Studies Zones Maps show the location of a known active earthquake fault as described in this subsection.

**Chapter 18.03**  
**AMENDMENTS TO CHAPTER 15; ROOF ASSEMBLIES AND ROOFTOP**  
**STRUCTURES, OF THE CALIFORNIA BUILDING CODE**

**Sections:**

|           |   |
|-----------|---|
| 18.03.005 | Chapter 15 is Amended                     |
| 18.03.010 | Table 1505.1 is Amended                   |
| 18.03.020 | Subsection 1505.1.3 is Amended            |
| 18.03.030 | Subsection 1505.6 is Amended              |
| 18.03.040 | Subsection 1505.7 is Deleted              |
| 18.03.050 | Subsection 1507.3.1 is Amended            |
| 18.03.060 | Subsections 1507.8 and 1507.9 are Deleted |
| 18.03.070 | Subsection 1510.3.1 is Added              |
| 18.03.080 | Subsection 1510.4 is Amended              |

**18.03.005 Chapter 15 is Amended.**

The following sections of Chapter 15 of the California Building Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.03.010 Table 1505.1 is Amended.**

Table 1505.1 is amended as follows:

**TABLE 1505.1<sup>a</sup>**  
**MINIMUM ROOF COVERING CLASSIFICATION**  
**FOR TYPES OF CONSTRUCTION**

| IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
|----|----|-----|-----|------|------|----|----|----|
| B  | B  | B   | B   | B    | B    | B  | B  | B  |

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>  
a. Unless otherwise required in accordance with *Chapter 7A*.

**18.03.020 Subsection 1505.1.3 is Amended**

Subsection 1505.1.3 is amended to read as follows:

**1505.1.3 Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class B.

**18.03.030 Subsection 1505.6 is Amended**

Subsection 1505.6 is amended to read as follows:

**1505.6 Fire-retardant treated wood shingles and shakes.** Fire-retardant treated wood shingles and shakes are not permitted for use in the City of Santa Clarita.

**18.03.040 Subsection 1505.7 is Deleted**

Subsection 1505.7 **Special purpose roofs** is deleted in its entirety.

**18.03.050 Subsection 1507.3.1 is Amended**

Subsection 1507.3.1 is amended to read as follows:

**1507.3.1 Deck Requirements.** Concrete and clay tile shall be installed only over solid sheathing. Such sheathing shall have a minimum nominal thickness of 15/32”.

**18.03.060 Subsections 1507.8 and 1507.9 are Deleted**

Subsections 1507.8 **Wood shingles** and 1507.9 **Wood shakes** are deleted in their entirety.

**18.03.070 Subsection 1510.3.1 is Added**

Subsection 1510.3.1 is added to read as follows:

**1510.3.1 Inspections.** An inspection shall be required for all reroofing installations upon removal of all existing layers of roof coverings or, where the existing roof covering is to be recovered, prior to the installation of the new roofing material. Prior to such inspection, any damaged areas of the roof deck or structural framing members shall be repaired or replaced with new material.

**18.03.080 Subsection 1510.4 is Amended**

Subsection 1510.4 is amended to read as follows:

**1510.4 Roof recovering.** Where the application of a new roof covering is proposed over wood shingle or shake roofs, the entire existing surface roofing material including all layers of wood shingle or shake shall first be removed. Where spaced sheathing was originally installed as the supporting material, new solid sheathing shall be added.



**Chapter 18.04**  
**AMENDMENTS TO CHAPTER 16; STRUCTURAL DESIGN,**  
**OF THE CALIFORNIA BUILDING CODE**

**Sections:**

|                  |                                  |
|------------------|----------------------------------|
| <b>18.04.005</b> | <b>Chapter 16 is Amended</b>     |
| <b>18.04.010</b> | <b>Equation 16-44 is Amended</b> |
| <b>18.04.020</b> | <b>Section 1613.8 is Added</b>   |
| <b>18.04.030</b> | <b>Section 1613.9 is Added</b>   |
| <b>18.04.040</b> | <b>Section 1613.10 is Added</b>  |
| <b>18.04.050</b> | <b>Section 1613.11 is Added</b>  |
| <b>18.04.060</b> | <b>Section 1613.12 is Added</b>  |
| <b>18.04.070</b> | <b>Section 1613.13 is Added</b>  |

**18.04.005 Chapter 16 is Amended.**

The following sections of Chapter 16 of the California Building Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.04.010 Equation 16-44 is Amended**

Equation 16-44 is amended to read as follows:

$$\delta_M = C_d \delta_{max} \quad (\text{Equation 16-44})$$

where:

$C_d$  = Deflection amplification factor in Table 12.2-1 of ASCE 7.

$\delta_{max}$  = Maximum displacement defined in Section 12.8.4.3 of ASCE 7.

**18.04.020 Section 1613.8 is Added**

Section 1613.8 is added to read as follows:

**1613.7 ASCE 7, Table 12.8-2.** Modify ASCE 7 Table 12.8-2 by adding the following:

| Structure Type  | $C_t$ | $\alpha$ |
|---|-------|----------|
| Eccentrically braced steel frames and buckling-restrained braced frames | 0.03  | 0.75     |

**18.04.030 Section 1613.9 is Added**

Section 1613.9 is added to read as follows:

**1613.9 ASCE 7, 12.2.3.1, Exception 3.** Modify ASCE 7 Section 12.2.3.1 Exception 3 to read as follows:

3. Detached one and two family dwellings up to two stories in height of light frame construction.

**18.04.040 Section 1613.10 is Added**

Section 1613.10 is added to read as follows:

**1613.10 ASCE 7, Section 12.8.7.** Equation 12.8-16 is amended to read as follows:

$$\theta = (P_x \Delta I) / V_x h_{sx} C_d \quad (\text{Eq. 12.8-16})$$

**18.04.050 Section 1613.11 is Added**

Section 1613.11 is added to read as follows:

**1613.11 ASCE 7, Section 12.11.2.2.3.** Modify ASCE 7, Section 12.11.2.2.3 to read as follows:

**12.11.2.2.3 Wood Diaphragms.** In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

Wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form sub-diaphragms to transmit the anchorage forces to the main continuous crossties.
2. The maximum diaphragm shear used to determine the depth of the sub-diaphragm shall not exceed 75% of the allowable diaphragm shear.

**18.04.060 Section 1613.12 is Added**

Section 1613.12 is added to read as follows:

**1613.12 Seismic Design Provisions for Hillside Buildings.**

**1613.12.1 Purpose.** The purpose of this section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

**1613.12.2 Scope.** The provisions of this section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this division.

**Exception:** Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

**1613.12.3 Definitions.** For the purposes of this section certain terms are defined as follows:

**BASE LEVEL DIAPHRAGM** is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION is concrete or masonry which supports a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3%). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.

PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection as described in Sections 1613.12.5 and 1613.12.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.12.6 and 1613.12.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

#### **1613.12.4 Analysis and Design.**

**1613.12.4.1 General.** Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this division. When the code prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this and referenced sections shall be followed.

**1613.12.4.2 Base Level Diaphragm-Downhill Direction.** The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

**1613.12.4.2.1 Base for Lateral Force Design Defined.** For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

**1613.12.4.2.2 Base Shear.** In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm including forces from the base level diaphragm.

#### **1613.12.5 Base Shear Resistance-Primary Anchors.**

**1613.12.5.1 General.** The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.

**1613.12.5.2 Location of Primary Anchors.** A primary anchor and diaphragm strut shall be

provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9144 mm).

**1613.12.5.3 Design of Primary Anchors and Diaphragm Struts.** Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.12.8.

**1613.12.5.4 Limitations.** The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing,
2. Cement plaster and lath,
3. Gypsum wallboard, and
4. Tension only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

#### **1613.12.6. Base Shear Resistance-Secondary Anchors.**

**1613.12.6.1 General.** In addition to the primary anchors required by Section 1613.12.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

**Exception:** Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

**1613.12.6.2 Secondary Anchor Capacity and Spacing.** Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m). The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of four feet (1219 mm) on center.

**1613.12.6.3 Design.** Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.12.8.

**1613.12.7 Diaphragms Below the Base Level-Downhill Direction.** The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

**1613.12.7.1 Diaphragm Defined.** Every floor level below the base level diaphragm shall be designed as a diaphragm.

**1613.12.7.2 Design Force.** Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

**1613.12.7.3 Design Force Resistance-Primary Anchors.** The design force described in Section 1613.12.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.12.5.

**1613.12.7.4 Design Force Resistance-Secondary Anchors.**

**1613.12.7.4.1 General.** In addition to the primary anchors required in Section 1613.12.7.3, the design force in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in each diaphragm below the base level.

**Exception:** Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70% of the diaphragm depth.

**1613.12.7.4.2 Secondary Anchor Capacity.** Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m). The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of four feet (1219 mm) on center.

**1613.12.7.4.3 Design.** Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.12.8.

**1613.12.8 Primary and Secondary Anchorage and Diaphragm Strut Design.** Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

1. Fasteners. All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Nuts shall be tightened to finger tight plus one half (1/2) wrench turn prior to covering the framing.
2. Fastening. The diaphragm to foundation anchorage shall not be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.
3. Size of Wood Members. Wood diaphragm struts collectors, and other wood members connected to primary anchors shall not be less than three-inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.
4. Design. Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125% of the tributary force.
5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.3.2 shall not be taken when the working (allowable) stress design method is used.
6. Steel Element of Structural Wall anchorage System. The strength design forces for steel elements of the structural wall anchorage system, with the exception of anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.
7. Primary Anchors. The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.

8. Secondary Anchors. The load path for secondary anchors and diaphragm struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.

9. Symmetry. All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.

10. Wood Ledgers. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

#### **1613.12.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.**

**1613.12.9.1 General.** In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this section.

**1613.12.9.2 Base Shear.** In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

**1613.12.9.3 Vertical Distribution of Seismic Forces.** For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

**1613.12.9.4 Drift Limitations.** The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

#### **1613.12.9.5 Distribution of Lateral Forces.**

**1613.12.9.5.1 General.** The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

**1613.12.9.5.2 Wood Structural Panel Sheathed Walls.** The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AF&PA SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be eight feet (2438 mm) and the maximum vertical height of a step shall be two feet, eight inches (813 mm).

**1613.12.9.5.3 Reinforced Concrete or Masonry Shear Walls.** Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

**1613.12.9.6 Limitations.** The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath,
2. Gypsum wallboard, and
3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

#### **1613.12.10 Specific Design Provisions.**

**1613.12.10.1 Footings and Grade Beams.** All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24-inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.
2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.
3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.
4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

**1613.12.10.2 Protection Against Decay and Termites.** All wood to earth separations shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

**Exception:** At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) and located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts, with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

**1613.12.10.3 Sill Plates.** All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.
2. Power-driven fasteners shall not be used to anchor sill plates except at interior non-bearing walls not designed as shear walls.

**1613.12.10.4 Column Base Plate Anchorage.** The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN) or more and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.
2. The base plate anchor bolts or the embedded portion of the post base and the vertical reinforcing bars for the pedestal shall be confined with two No. 4 or three No. 3 ties within the top five inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least two galvanized nuts above the base plate.

**1613.12.10.5 Steel Beam to Column Supports.** All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

#### **18.04.070 Section 1613.13 is Added**

Section 1613.13 is added to read as follows:

**1613.13 Suspended Ceilings.** Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 of this Code and this subsection.

**1613.13.1 Scope.** This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

**1613.13.2 General.** The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

#### **1613.13.3 Design and Installation Requirements.**

**1613.13.3.1 Bracing at Discontinuity.** Positive bracing to the structure shall be provided at changes in the ceiling plane elevation or at discontinuities in the ceiling grid system.

**1613.13.3.2 Support for Appendages.** Cable trays, electrical conduits and piping shall be independently supported and independently braced from the structure.

**1613.13.3.3 Sprinkler Heads.** All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile, in accordance with Section 13.5.6.2.2 (e) of ASCE 7.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with Section 713 of this Code.



**1613.13.3.4 Perimeter Members.** A minimum wall angle size of at least a two-inch (51 mm) horizontal leg shall be used at perimeter walls and interior full height partitions. The first ceiling tile shall maintain 3/4 inch (19 mm) clear from the finish wall surface. Ceiling clips which are approved by the International Code Council Evaluation Service (ICC-ES) and which provide sufficient movement due to anticipated lateral building displacement may be used in lieu of long leg angles.

**1613.13.4 Special Requirements for Means of Egress.** Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

**1613.13.4.1 General.** Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

**1613.13.4.2 Assembly Device.** All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

**1613.13.4.3 Emergency Systems.** Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1006.3 of this Code.

**1613.13.4.4 Supports for Appendage.** Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

**Chapter 18.05**  
**AMENDMENTS TO CHAPTER 17; STRUCTURAL TESTS AND SPECIAL**  
**INSPECTIONS, OF THE CALIFORNIA BUILDING CODE**

**Sections:**

|                  |                                     |
|------------------|-------------------------------------|
| <b>18.05.005</b> | <b>Chapter 17 is Amended</b>        |
| <b>18.05.010</b> | <b>Subsection 1704.4 is Amended</b> |
| <b>18.05.020</b> | <b>Subsection 1704.8 is Amended</b> |
| <b>18.05.030</b> | <b>Subsection 1704.9 is Amended</b> |
| <b>18.05.040</b> | <b>Subsection 1705.3 is Amended</b> |
| <b>18.05.050</b> | <b>Subsection 1710.1 is Amended</b> |

**18.03.005 Chapter 17 is Amended.**

The following sections of Chapter 17 of the California Building Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.05.010 Subsection 1704.4 is Amended**

Subsection 1704.4 is amended to read as follows:

**1704.4 Concrete Construction.** The special inspections and verifications for concrete construction shall be as required by this section and Table 1704.4.

**Exceptions:** Special inspection shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength,  $f'_c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa).
2. Continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock where:
  - 2.1. The footings support walls of light-frame construction;
  - 2.2. The footings are designed in accordance with Table 1805.4.2; or
  - 2.3. The structural design of the footing is based on a specified compressive strength,  $f'_c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 Mpa).
4. Concrete foundation walls constructed in accordance with Table 1807.1.6.2.
5. Concrete patios, driveways and sidewalks, on grade.

**18.05.020 Subsection 1704.8 is Amended**

Subsection 1704.8 is amended to read as follows:

**1704.8 Driven deep foundations and grade beam connections.** Special inspections shall be performed during installation and testing of driven deep foundation elements as required by Table 1704.8. Special inspections shall be performed for grade beam connections to deep foundations in accordance with Section 1704.4 for structures assigned to Seismic Design Category D, E or F. The approved geotechnical report, and the construction documents prepared by the registered design professionals, shall be used to determine compliance.

**18.05.030 Subsection 1704.9 is Amended**

Subsection 1704.9 is amended to read as follows:

**1704.9 Cast-in-place deep foundations and grade beam connections.** Special inspections shall be performed during installation and testing of cast-in-place deep foundation elements as required by Table 1704.9. Special inspections shall be performed for grade beam connections to deep foundations in accordance with Section 1704.4 for structures assigned to Seismic Design Category D, E or F. The approved geotechnical report, and the construction documents prepared by the registered design professionals, shall be used to determine compliance.

**18.05.040 Subsection 1705.3 is Amended**

Subsection 1705.3 is amended to read as follows:

**1705.3 Seismic resistance.** The statement of special inspections shall include seismic requirements for cases covered in Sections 1705.3.1 through 1705.3.5.

**Exception:** Seismic requirements are permitted to be excluded from the statement of special inspections for structures designed and constructed in accordance with the following:

1. The structure consists of light-frame construction; the design spectral response acceleration at short periods,  $S_{DS}$ , as determined in Section 1613.5.4, does not exceed 0.5g; and the height of the structure does not exceed 35 feet (10 668 mm) above grade plane; or
2. The structure is constructed using a reinforced masonry structural system or reinforced concrete structural system; the design spectral response acceleration at short periods,  $S_{DS}$ , as determined in Section 1613.5.4, does not exceed 0.5g, and the height of the structure does not exceed 25 feet (7620 mm) above grade plane; or
3. Detached one- or two-family dwellings not exceeding two stories above grade plane, provided the structure is not assigned to Seismic Design Category D, E or F and does not have any of the following plan or vertical irregularities in accordance with Section 12.3.2 of ASCE 7:
  - 3.1 Torsional irregularity.
  - 3.2 Nonparallel systems.
  - 3.3 Stiffness irregularity—extreme soft story and soft story.
  - 3.4 Discontinuity in capacity—weak story.

**18.05.050 Subsection 1710.1 is Amended**

Subsection 1710.1 is amended to read as follows:

**1710.1 General.** Where required by the provisions of Section 1710.2 or 1710.3, the owner shall employ a structural observer to perform structural observations as defined in Section 1702. The structural observer shall be one of the following individuals:

1. The registered design professional responsible for the structural design, or
2. A registered design professional designated by the registered design professional responsible for the structural design.

Prior to the issuance of a building permit, the architect or engineer of record shall include on the plans a written statement identifying the frequency and extent of structural observations.

At each construction stage requiring observation, the structural observer shall prepare an observation report upon the form prescribed by the Building Official. Observation reports shall be provided to the owner's representative, the contractor and the Building Official.

At the conclusion of the work included in the permit, the structural observer shall submit to the building official a final report which states that the site visits have been made and identifies any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

**Chapter 18.06**  
**AMENDMENTS TO CHAPTER 18; SOILS AND FOUNDATIONS,**  
**OF THE CALIFORNIA BUILDING CODE**

**Sections:**

|                  |   |
|------------------|---|
| <b>18.06.005</b> | <b>Chapter 18 is Amended</b>            |
| <b>18.06.010</b> | <b>Subsection 1807.1.4 is Amended</b>   |
| <b>18.06.020</b> | <b>Subsection 1807.1.6 is Amended</b>   |
| <b>18.06.030</b> | <b>Subsection 1809.4 is Amended</b>     |
| <b>18.06.040</b> | <b>Subsection 1809.7 is Amended</b>     |
| <b>18.06.050</b> | <b>Subsection 1809.12 is Amended</b>    |
| <b>18.06.060</b> | <b>Subsection 1810.3.2.4 is Amended</b> |

**18.06.005 Chapter 18 is Amended.**

The following sections of Chapter 18 of the California Building Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.06.010 Subsection 1807.1.4 is Amended**

Subsection 1807.1.4 is amended to read as follows:

**1807.1.4 Permanent wood foundation systems.** Permanent wood foundation systems are not permitted in the City of Santa Clarita.

**18.06.020 Subsection 1807.1.6 is Amended**

Subsection 1807.1.6 is amended to read as follows:

**1807.1.6 Prescriptive design of concrete and masonry foundation walls.** Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design shall not be used for foundation walls exceeding 42 inches in height when assigned to Seismic Design Category D, E or F.

**18.06.030 Subsection 1809.4 is Amended**

Subsection 1809.4 is amended to read as follows:

**1809.4 Depth and width of footings.** Where a geotechnical report is not provided and the presence of expansive soils is unknown, the minimum depth of footings shall be 24 inches (610 mm) for exterior walls and 18 inches (458 mm) for interior bearing walls.

**Exception:** The minimum footing depth for unoccupied group U structures or patio structures associated with an R-3 occupancy shall be 12 inches (305 mm).

Otherwise, the minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm).

**18.06.040 Subsection 1809.7 is Amended**

Subsection 1809.7 is amended to read as follows:

**1809.7 Prescriptive footings for light-frame construction.** Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in Table 1809.7 shall not exceed two stories above grade plane for structures assigned to Seismic Design Category D, E or F.

**TABLE 1809.7**  
**PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF**  
**LIGHT-FRAME CONSTRUCTION** <sup>a, b, c, d</sup>

| NUMBER OF FLOORS<br>SUPPORTED BY THE<br>FOOTING <sup>c</sup> | WIDTH OF FOOTING<br>(inches) | THICKNESS OF<br>FOOTING (inches) |
|--|------------------------------|----------------------------------|
| 1  | 12                           | 8                                |
| 2  | 15                           | 8                                |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- c. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- d. For thickness of foundation walls, see Section 1807.1.6.
- e. Footings shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.

**18.06.050 Subsection 1809.12 is Amended**

Subsection 1809.12 is amended to read as follows:

**1809.12 Timber footings.** Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the Building Official. Such footings shall be treated in accordance with AWP A U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footing supported upon treated piles shall not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the AF&PA NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.

**18.06.060 Subsection 1810.3.2.4 is Amended**

Subsection 1810.3.2.4 is amended to read as follows:

**1810.3.2.4 Timber.** Timber deep foundation elements shall be designed as piles or poles in accordance with AF&PA NDS. Round timber elements shall conform to ASTM D 25. Sawn timber elements shall conform to DOC PS-20. Timber shall not be used in structures assigned to Seismic Design Category D, E or F.

**Chapter 18.07**  
**AMENDMENTS TO CHAPTER 19; CONCRETE,**  
**OF THE CALIFORNIA BUILDING CODE**

**Sections:**

|                  |                                       |
|------------------|---------------------------------------|
| <b>18.07.005</b> | <b>Chapter 19 is Amended</b>          |
| <b>18.07.010</b> | <b>Subsection 1908.1.8 is Amended</b> |
| <b>18.07.020</b> | <b>Subsection 1909.4 is Amended</b>   |

**18.07.005 Chapter 19 is Amended.**

The following sections of Chapter 19 of the California Building Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.07.010 Subsection 1908.1.8 is Amended**

Subsection 1908.1.8 is amended to read as follows:

**1908.1.8 ACI 318, Section 22.10.** Delete ACI 318, Section 22.10, and replace with the following:

22.10 – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1 – Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement per cubic yard.

(b) Isolated footings of plain concrete supporting pedestals or columns are permitted for buildings of light frame construction, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness and the footing supports a single roof or floor.

(c) Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

In detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

**18.07.020 Subsection 1909.4 is Amended**

Subsection 1909.4 is amended to read as follows:

**1909.4 Design.** Structural plain concrete walls, footings and pedestals shall be designed for adequate strength in accordance with ACI 318, Section 22.4 through 22.8.

**Exception:** For Group R-3 occupancies and buildings or other occupancies less than two stories above grade plane of light-frame construction, the required edge thickness of ACI 318 is permitted to be reduced to 6 inches (152 mm), provided that the footing does not extend more than 4 inches (102 mm) on either side of the supported wall. This exception shall not apply to structural elements designed to resist seismic lateral forces for structures assigned to Seismic Design Category D, E, or F.



**Chapter 18.08**  
**AMENDMENTS TO CHAPTER 23; WOOD,**  
**OF THE CALIFORNIA BUILDING CODE**

**Sections:**

|           |  |
|-----------|--|
| 18.08.005 | Chapter 23 is Amended                        |
| 18.08.010 | Subsection 2304.11.7 is Amended              |
| 18.08.020 | Section 2305.4 is Added                      |
| 18.08.030 | Subsection 2306.2.1 is Amended               |
| 18.08.040 | Tables 2306.2.1(3) and 2306.2.1(4) are Added |
| 18.08.050 | Subsection 2306.3 is Amended                 |
| 18.08.060 | Table 2306.3 is Amended                      |
| 18.08.070 | Table 2306.3(2) is Added                     |
| 18.08.080 | Subsection 2306.7 is Amended                 |
| 18.08.090 | Subsection 2308.3.4 is Amended               |
| 18.08.100 | Subsection 2308.12.2 is Amended              |
| 18.08.110 | Subsection 2308.12.4 is Amended              |
| 18.08.120 | Table 2308.12.4 is Amended                   |
| 18.08.130 | Subsection 2308.12.5 is Amended              |
| 18.08.140 | Subsection 2304.9.1 is Amended               |
| 18.08.150 | Table 2304.9.1 is Amended                    |

**18.08.005 Chapter 23 is Amended.**

The following sections of Chapter 23 of the California Building Code, as adopted by Chapter 18.01 hereof, are added, deleted or amended as follows:

**18.08.010 Subsection 2304.11.7 is Amended**

Subsection 2304.11.7 is amended to read as follows:

**2304.11.7 Wood used in retaining walls and cribs.** Wood installed in retaining or crib walls shall be preservative treated in accordance with AWP A U1 (Commodity Specifications A or F) for soil and fresh water use. Wood shall not be used in retaining or crib walls exceeding 42 inches in height when assigned to Seismic Design Category D, E, or F.

**18.08.020 Section 2305.4 is Added**

Section 2305.4 is added to read as follows:

**2305.4 Quality of Nails.** In Seismic Design Category D, E, or F, mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

**18.08.030 Subsection 2306.2.1 is Amended**

Subsection 2306.2.1 is amended to read as follows:

**2306.2.1 Wood structural panel diaphragms.** Wood structural panel diaphragms shall be designed and constructed in accordance with AF&PA SDPWS. Wood structural panel diaphragms are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.2.1(1) or 2306.2.1(2). For structures assigned to Seismic Design Category D, E, or F, the allowable shear capacities shall be set forth in Table 2306.2.1(3) or 2306.2.1(4). The allowable shear capacities in Table 2306.2.1(1) or 2306.2.1(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms fastened with staples shall not be used to resist seismic forces in structures assigned to Seismic Design Category D, E, or F.

**Exception:** Staples may be used for wood structural panel diaphragms when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E, or F shall be applied directly to the framing members.

**Exception:** Wood structural panel diaphragm is permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

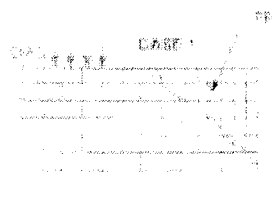
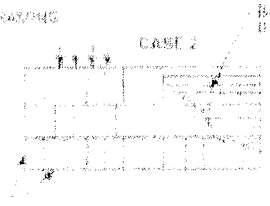
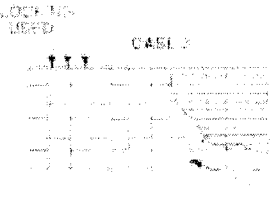
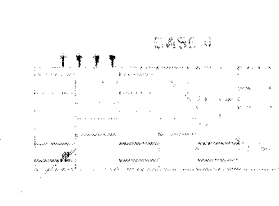
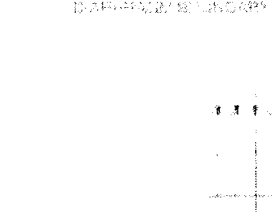
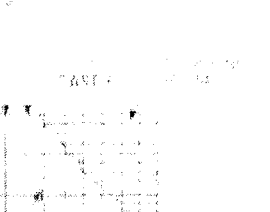
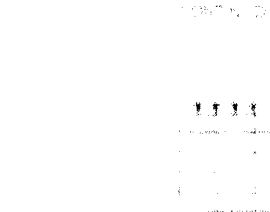
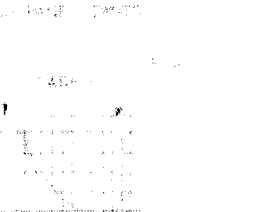
#### **18.08.040 Tables 2306.2.1(3) and 2306.2.1(4) are Added**

Tables 2306.2.1(3) and 2306.2.1(4) are added:

**TABLE 2306.2.1(3)**  
**ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL DIAPHRAGMS WITH**  
**FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>b</sup>**  
**FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F**

| PANEL GRADE  | COMMON NAIL SIZE               | MINIMUM FASTENER PENETRATION IN FRAMING (inches) | MINIMUM NOMINAL PANEL THICKNESS (inch) | MINIMUM NOMINAL WIDTH OF FRAMING MEMBERS AT ADJOINING PANEL EDGES AND BOUNDARIES (inches) | BLOCKED DIAPHRAGMS  |     |       |                |   |   | UNBLOCKED DIAPHRAGMS  |   |
|--|--------------------------------|--|--|---|---|-----|-------|----------------|---|---|---|---|
|  |                                |  |  |   | Fastener spacing (inches) at diaphragm boundaries (all cases) at continuous panel edges parallel to load (Cases 3, 4), and at all panel edges (Cases 5, 6) <sup>b</sup> |     |       |                |   |   | Fastener spaced 6" max. at supported edges                        |   |
|  |                                |  |  |   | 6   | 4   | 2 1/2 | 2 <sup>c</sup> | Fastener spacing (inches) at other panel edges (Cases 1, 2, 3 and 4) <sup>b</sup> |   | Case 1 (No unblocked edges or continuous joints parallel to load) |   |
|  |                                |  |  |   | 6   | 6   | 4     | 3              | 6   | 6 | edges of continuous joints parallel to load                       | All other configurations (Cases 2, 3, 4, 5 and 6) |
| Structural I Grades  | 8d 12 1/2 x 0.131 <sup>d</sup> | 1 3/8  | 3/8                                    | 2   | 270   | 380 | 530   | 800            |   |   | 240   | 180   |
|  |                                |  |  | 3   | 300   | 430 | 600   | 875            |   |   | 265   | 200   |
|  |                                |  |  | 2   | 320   | 425 | 640   | 730            |   |   | 285   | 215   |
|  | 10d 13 x 0.148 <sup>d</sup>    | 1 1/2  | 15/32                                  | 3   | 360   | 480 | 720   | 920            |   |   | 320   | 240   |
|  |                                |  |  | 2   | 185   | 250 | 375   | 420            |   |   | 165   | 125   |
| Sheathing, single floor and roof grades covered in DOC PS1 and PS2 | 6d 12 x 0.113 <sup>d</sup>     | 1 1/4  | 3/8                                    | 3   | 210   | 280 | 420   | 475            |   |   | 185   | 140   |
|  |                                |  |  | 2   | 240   | 320 | 480   | 545            |   |   | 215   | 160   |
|  | 8d 12 1/2 x 0.131 <sup>d</sup> | 1 3/8  |  | 3   | 270   | 360 | 540   | 610            |   |   | 240   | 180   |
|  |                                |  |  | 2   | 255   | 340 | 505   | 575            |   |   | 230   | 170   |
|  |                                |  |  | 3   | 285   | 380 | 560   | 635            |   |   | 260   | 190   |
|  |                                |  |  | 2   | 270   | 360 | 530   | 600            |   |   | 240   | 180   |
|  | 8d 12 1/2 x 0.131 <sup>d</sup> | 1 3/8  |  | 3   | 300   | 400 | 600   | 675            |   |   | 265   | 200   |
|  |                                |  |  | 2   | 290   | 385 | 575   | 655            |   |   | 255   | 190   |
|  | 10d 13 x 0.148 <sup>d</sup>    | 1 1/2  | 15/32                                  | 3   | 324   | 430 | 640   | 735            |   |   | 280   | 215   |
|  |                                |  |  | 2   | 320   | 425 | 640   | 730            |   |   | 285   | 215   |
|  | 10d 13 x 0.148 <sup>d</sup>    | 1 1/2  | 15/32                                  | 3   | 360   | 480 | 720   | 820            |   |   | 320   | 240   |

**TABLE 2306.2.1(3)—continued**  
**ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL**  
**PANEL DIAPHRAGMS WITH FRAMING OF DOUGLAS FIR-LARCH,**  
**OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>b</sup>**  
**FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F**

| FRAMING   |   | BLOCKING OR BRIDGING   |   |
|---|---|--|---|
| CASE 1  | CASE 2  | CASE 3   | CASE 4  |
|  |  |  |  |
| DOUGLAS FIR-LARCH   | DOUGLAS FIR-LARCH   | DOUGLAS FIR-LARCH  | DOUGLAS FIR-LARCH   |
|  |  |  |  |
| DOUGLAS FIR-LARCH   | DOUGLAS FIR-LARCH   | DOUGLAS FIR-LARCH  | DOUGLAS FIR-LARCH   |

For S<sub>t</sub> 1 inch = 25.4 mm, 1 pound per foot = 14.5833 N/m.

- For framing of other species: (1) Find specific gravity for species of lumber in AF&PA NDS. (2) For nails, find shear value from table above for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor =  $[1 + (SG - 0.5)]$ , where SG = Specific Gravity of the framing lumber. This adjustment factor shall not be greater than 1.
- Space fasteners maximum 12 inches o.c. along intermediate framing members (6 inches o.c. where supports are spaced 48 inches o.c.).
- Framing at adjoining panel edges shall be 3 inches nominal or thicker, and nails at all panel edges shall be staggered where panel edge nailing is specified at 2 1/2 inches o.c. or less.
- Framing at adjoining panel edges shall be 3 inches nominal or thicker, and nails at all panel edges shall be staggered where both of the following conditions are met: (1) 10d nails having penetration into framing of more than 1 1/2 inches and (2) panel edge nailing is specified at 3 inches o.c. or less.
- The minimum nominal width of framing members not located at boundaries or adjoining panel edges shall be 2 inches.
- For shear loads of normal or permanent load duration as defined by the AF&PA NDS, the values in the table above shall be multiplied by 0.63 or 0.55, respectively.

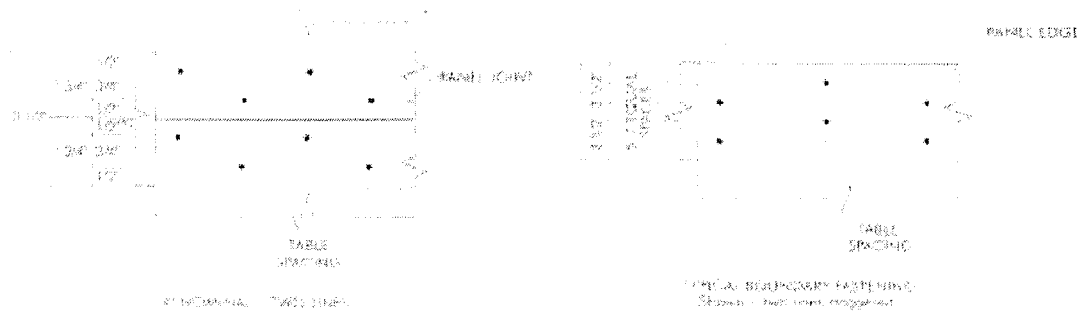
**TABLE 2306.2.1/4:**  
**ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL BLOCKED DIAPHRAGMS**  
**UTILIZING MULTIPLE ROWS OF FASTENERS (HIGH LOAD DIAPHRAGMS) WITH FRAMING OF DOUGLAS**  
**FIR-LARCH OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>b,c</sup>**  
**FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F**

| PANEL GRADE <sup>d</sup>                                       | COMMON NAIL SIZE | MINIMUM FASTENER PENETRATION IN FRAMING (inches) | MINIMUM NOMINAL PANEL THICKNESS (inches) | MINIMUM NOMINAL WIDTH OF FRAMING MEMBERS AT ADJOINING PANEL EDGES AND RICKINDAHIES <sup>e</sup> (inches) | LINES OF FASTENERS | BLOCKED DIAPHRAGMS                                      |       |       |       |
|--|------------------|--|--|--|--------------------|---|-------|-------|-------|
|  |                  |  |  |  |                    | Cases 1 and 2 <sup>f</sup>                              |       |       |       |
|  |                  |  |  |  |                    | Fastener Spacing Per Line at Boundaries (inches)        |       |       |       |
|  |                  |  |  |  |                    | 4   |       | 2 1/2 |       |
|  |                  |  |  |  |                    | Fastener Spacing Per Line at Other Panel Edges (inches) |       |       |       |
|  |                  |  |  |  |                    | 6   | 4     | 4     | 2     |
| Sheathing Lumber   | 10d common nails | 1 1/2  | 10/32                                    | 3  | 2                  | 605   | 815   | 875   | 1,155 |
|  |                  |  |  | 4  | 2                  | 700   | 915   | 1,005 | 1,290 |
|  |                  |  |  | 6  | 2                  | 875   | 1,220 | 1,285 | 1,395 |
|  |                  |  | 10/32                                    | 3  | 2                  | 670   | 880   | 905   | 1,255 |
|  |                  |  |  | 4  | 2                  | 790   | 990   | 1,110 | 1,480 |
|  |                  |  |  | 6  | 2                  | 985   | 1,320 | 1,405 | 1,790 |
|  |                  |  | 20/32                                    | 3  | 2                  | 730   | 955   | 1,050 | 1,365 |
|  |                  |  |  | 4  | 2                  | 855   | 1,070 | 1,210 | 1,565 |
|  |                  |  |  | 6  | 2                  | 1,050   | 1,430 | 1,525 | 1,860 |
| Sheathing Gypsum Board and other panels except GOC PS1 and PS2 | 10d common nails | 1 1/2  | 10/32                                    | 3  | 2                  | 625   | 725   | 765   | 1,010 |
|  |                  |  |  | 4  | 2                  | 690   | 815   | 875   | 1,105 |
|  |                  |  |  | 6  | 2                  | 755   | 1,035 | 1,120 | 1,385 |
|  |                  |  | 10/32                                    | 3  | 2                  | 690   | 880   | 920   | 1,235 |
|  |                  |  |  | 4  | 2                  | 785   | 985   | 1,080 | 1,370 |
|  |                  |  |  | 6  | 2                  | 935   | 1,290 | 1,385 | 1,485 |
|  |                  |  | 20/32                                    | 3  | 2                  | 710   | 935   | 1,020 | 1,335 |
|  |                  |  |  | 4  | 2                  | 835   | 1,050 | 1,175 | 1,445 |
|  |                  |  |  | 6  | 2                  | 1,020   | 1,400 | 1,480 | 1,565 |

For S1, 1 inch = 25.4 mm, 1 pound per foot = 14.5935 N/m

- For framing of other species, 1/3 fastener capacity for species of lumber in AF&PA NDS (2) For nailing end shear values from table above, for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor =  $1.455 SG$ , where  $SG$  = Specific Gravity of the framing lumber. This adjustment factor shall not be greater than 1.
- End-nails along intermediate framing members: Space fasteners a maximum of 12 inches on center, except 6 inches on center for spans greater than 32 inches.
- Panel configuration is PS1 or PS2.
- The table gives shear values for Cases 1 and 2 as shown in Table 2306.2.1(1). The values shown are applicable to Cases 3, 4, 5 and 6 as shown in Table 2306.2.1(1), provided fasteners at all continuous panel edges are spaced in accordance with the boundary fastener spacing.
- The minimum bearing depth of framing members shall be 3 inches minimum. The minimum nominal width of framing members not located at boundaries or adjacent panel edges shall be 2 inches.
- High load diaphragms shall be subject to special inspection in accordance with Section 1704.6.1.
- For shear loads of column or moment-resisting load duration as defined by the AF&PA NDS, the values in the table above shall be multiplied by 0.63 or 0.65, respectively.

Figure 1 consists of two schematic diagrams, (a) and (b), illustrating the experimental setup. Diagram (a) is a top-down view of a rectangular arena. A central black circle is located in the middle of the arena. A subject is positioned at the top of the arena, looking down at the central circle. A scale bar is located at the bottom right of the arena. Diagram (b) is a side view of the arena. It shows the subject's position relative to the arena and the camera. A scale bar is also present.



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**18.08.050 Subsection 2306.3 is Amended**

Subsection 2306.3 is amended to read as follows:

**2306.3 Wood structural panel shear walls.** Wood structural panel shear walls shall be designed and constructed in accordance with AF&PA SDPWS. Wood structural panel shear walls are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.3(1). For structures assigned to Seismic Design Category D, E or F, the allowable shear capacities shall be set forth in Table 2306.3(2). The allowable shear capacities in Table 2306.3(1) are permitted to be increased 40 percent for wind design.

Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick. The maximum allowable shear value for three-ply plywood resisting seismic forces in structures assigned to Seismic Design Category D, E or F is 200 pounds per foot (2.92 kN/m). Nails shall be placed not less than 1/2 inch (12.7 mm) in from the panel edges and not less than 3/8 inch (9.5mm) from the edge of the connecting members for shear greater than 350 pounds per foot (5.11kN/m). Nails shall be placed not less than 3/8 inch (9.5 mm) from panel edges and not less than 1/4 inch (6.4 mm) from the edge of the connecting members for shears of 350 pounds per foot (5.11kN/m) or less.

Wood structural panel shear walls fastened with staples shall be not used to resist seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used for wood structural panel shear walls when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

Wood structural panel shear walls used to resist seismic forces in structures assigned to Seismic Design Category D, E, or F shall be applied directly to the framing members.

**18.08.060 Table 2306.3 is Amended**

The title of Table 2306.3 is amended to read as follows:

**TABLE 2306.3(1)**

**18.08.070 Table 2306.3(2) is Added**

Table 2306.3(2) is added:

**TABLE 2306.3(2)**  
**ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL SHEAR WALLS WITH**  
**FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>b</sup>**  
**FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F**

| PANEL GRADE   | MINIMUM NOMINAL PANEL THICKNESS (inch) | MINIMUM FASTENER PENETRATION IN FRAMING (inches) | ALLOWABLE SHEAR VALUE FOR SEISMIC FORCES<br>PANELS APPLIED DIRECTLY TO FRAMING |     |     |     |  |
|---|--|--|--|-----|-----|-----|--|
|   |  |  | Fastener spacing at panel edges  |     |     |     |  |
|   |  |  | COMMON NAIL SIZE   |     |     |     |  |
|   |  |  | 6"   | 4"  | 3"  | 2"  |  |
| Structural Sheathing  | 3/8                                    | 1 3/8  | 200  | 200 | 200 | 200 |  |
|   | 7/16                                   | 1 3/8  | 235  | 335 | 505 | 675 |  |
|   | 15/32                                  | 1 3/8  | 250  | 430 | 550 | 730 |  |
| Sheathing, plywood siding <sup>c</sup> except Group 5 Species | 3/8                                    | 1 1/2  | 340  | 510 | 665 | 870 |  |
|   |  | 1 3/8  | 180  | 200 | 200 | 200 |  |

- For S1: 1 inch = 25.4 mm, 1 foot = 254 mm, 1 pound per foot = 14.593 N/m.
- For framing of other species: (1) Find specific gravity for species of lumber in AF&PA NDS. (2) For nails, find shear value from table above for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor =  $11 - (0.5 - SG)$ , where  $SG$  = Specific Gravity of the framing lumber. This adjustment factor shall not be greater than 1.
  - Panel edges backed with 2-inch nominal or thicker framing. Install panels either horizontally or vertically. Space fasteners maximum 6 inches on center along intermediate framing members for 3/8-inch and 7/16-inch panels installed on studs spaced 24 inches on center. For other conditions and panel thickness, space fasteners maximum 12 inches on center on intermediate supports.
  - 3/8-inch panel thickness or siding with a span rating of 16 inches on center is the minimum recommended where applied directly to framing as exterior siding. For exposed panel siding, the nominal panel thickness is the thickness of the panel measured at the point of nailing.
  - Allowable shear values are permitted to be increased to values shown for 16/32-inch sheathing with same nailing provided: (a) studs are spaced a maximum of 16 inches on center, or (b) panels are applied with one dimension across studs.
  - Framing at adjoining panel edges shall be 3 inches nominal or thicker, and nails shall be staggered where nails are spaced 2 inches on center or less.
  - Framing at adjoining panel edges shall be 3 inches nominal or thicker, and nails shall be staggered where nails are spaced 2 inches on center or less.
  - Where panels applied on both faces of a wall and nail spacing is less than 5 inches o.c. on either side, panel joints shall be offset to fall on different framing members. Or framing shall be 3-inch nominal or thicker at adjoining panel edges and (2) nails are spaced 3 inches on center or less.
  - Values apply to all-veneer plywood. Thickness at point of fastening on panel edges governs shear values.
  - Where shear design values exceed 350 pounds per linear foot, all framing members require end nailing from abutting panels shall not be less than a single 3-inch nominal member, or two 2-inch nominal members fastened together in accordance with Section 2306.1 to transfer the design shear value between framing members. Wood structural panel end and sill plate nailing shall be staggered at all panel edges. See Section 4.3.6.1 and 4.3.6.2 of AF&PA SPP-VS for sill plate size and anchorage requirements.
  - Galvanized nails shall be hot dipped or tumbled.
  - For shear bands of normal or permanent lead duration as defined by the AF&PA NDS, the values in the table above shall be multiplied by 0.63 or 0.50, respectively.
  - The maximum allowable shear value for three ply plywood resisting seismic forces is 200 pounds per foot (2.92 kN/m).



#### 18.08.080 Subsection 2306.7 is Amended

Subsection 2306.7 is amended to read as follows:

**2306.7 Shear walls sheathed with other materials.** Shear walls sheathed with portland cement plaster, gypsum lath, gypsum sheathing or gypsum board shall be designed and constructed in accordance with AF&PA SDPWS. Shear walls sheathed with these materials are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.7. Shear walls sheathed with portland cement plaster, gypsum lath, gypsum sheathing or gypsum board shall not be used to resist seismic forces in structures assigned to Seismic Design Category E, or F.

Shear walls sheathed with lath, plaster or gypsum board shall not be used below the top level in a multi-level building for structures assigned to Seismic Design Category D.

#### 18.08.090 Subsection 2308.3.4 is Amended

Subsection 2308.3.4 is amended to read as follows:

**2308.3.4 Braced wall line support.** Braced wall lines shall be supported by continuous foundations.

**Exception:** For structures with a maximum plan dimension not over 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures not assigned to Seismic Design Category D, E, or F.

#### 18.08.100 Subsection 2308.12.2 is Amended

Subsection 2308.12.2 is amended to read as follows:

**2308.12.2 Concrete or masonry.** Concrete or masonry walls and stone or masonry veneer shall not extend above the basement.

**Exception:** Stone and masonry veneer is permitted to be used in the first story above grade plane in Seismic Design Category D, provided the following criteria are met:

1. Type of brace in accordance with Section 2308.9.3 shall be Method 3 and the allowable shear capacity in accordance with Table 2306.4.1 shall be a minimum of 350 plf (5108 N/m).
2. The bracing of the first story shall be located at each end and at least every 25 feet (7620 mm) o.c. but not less than 45 percent of the braced wall line.
3. Hold-down connectors shall be provided at the ends of braced walls for the first floor to foundation with an allowable design of 2,100 pounds (9341 N).
4. Cripple walls shall not be permitted.
5. Anchored masonry and stone wall veneer shall not exceed 5 inches (127 mm) in thickness, shall conform to the requirements of Chapter 14 and shall not extend more than 5 feet (1524 mm) above the first story finished floor.

#### 18.08.110 Subsection 2308.12.4 is Amended

Subsection 2308.12.4 is amended to read as follows:

**2308.12.4 Braced wall line sheathing.** Braced wall lines shall be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths of braced wall panels at each braced wall line shall conform to Table 2308.12.4. Braced wall panels shall be distributed along the length of the braced wall line and start at not more than 8 feet (2438 mm) from each end of the braced wall line. Panel sheathing joints shall occur over studs or blocking. Sheathing shall be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [actual 1-1/2 inch (38 mm)] or larger members and spaced a maximum of 16 inches on center.

**Exception:** Braced wall panels required by Section 2308.12.4 may be eliminated when all of the following requirements are met:

1. One story detached Group U occupancies not more than 25 feet in depth or length.
2. The roof and three enclosing walls are solid sheathed with 15/32 inch nominal thickness wood structural panels with 8d common nails placed 3/8 inches from panel edges and spaced not more than 6 inches on center along all panel edges and 12 inches on center along intermediate framing members. Wall openings for doors or windows are permitted provided a minimum 4 foot wide wood structural braced panel with minimum height to length ratio of 2 to 1 is provided at each end of the wall line and that the wall line be sheathed for 50% of its length.

Wood structural panel sheathing shall be a minimum of 15/32 inch thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

Braced wall panel construction types shall not be mixed within a braced wall line.

**18.08.120 Table 2308.12.4 is Amended**

Table 2308.12.4 is amended to read as follows:

**TABLE 2308.12.4**  
**WALL BRACING IN SEISMIC DESIGN CATEGORIES D AND E**  
**(Minimum Length of Wall Bracing per each 25 Linear Feet of Braced Wall Line <sup>a</sup>)**

| CONDITION | SHEATHING TYPE <sup>b</sup> | $S_{DS} < 0.50$  | $0.50 \leq S_{DS} \leq 0.75$ | $0.75 \leq S_{DS} \leq 1.00$ | $S_{DS} > 1.00$  |
|-----------|-----------------------------|------------------|------------------------------|------------------------------|------------------|
| One Story | G-P <sup>c</sup>            | 10 feet 8 inches | 14 feet 8 inches             | 18 feet 8 inches             | 25 feet 0 inches |
|           | S-W <sup>d</sup>            | 5 feet 4 inches  | 8 feet 0 inches              | 9 feet 4 inches              | 12 feet 0 inches |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Minimum length of panel bracing of one face of the wall for S-W sheathing shall be at least 4'-0" long or both faces of the wall for G-P sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one-half the tabulated value but the h/w ratio shall not exceed 2:1 and design for uplift is required.

b. G-P = gypsum board, portland cement plaster or gypsum sheathing boards; S-W = wood structural panels.

c. Nailing as specified below shall occur at all panel edges at studs, at top and bottom plates and, where occurring, at blocking:

For 1/2-inch gypsum board, 5d (0.113 inch diameter) cooler nails at 7 inches on center;

For 5/8-inch gypsum board, No 11 gage (0.120 inch diameter) cooler nails at 7 inches on center;

For gypsum sheathing board, 1-3/4 inches long by 7/16-inch head, diamond point galvanized nails at 4 inches on center;  
For gypsum lath, No. 13 gage (0.092 inch) by 1-1/8 inches long, 19/64-inch head, plasterboard at 5 inches on center;  
For portland cement plaster, No. 11 gage (0.120 inch) by 1 1/2 inches long, 7/16-inch head at 6 inches on center;  
d. S-W sheathing shall be 15/32" thick nailed with 8d nails at 6"/12" (edges / field).

**18.08.130 Subsection 2308.12.5 is Amended**

Subsection 2308.12.5 is amended to read as follows:

**2308.12.5 Attachment of sheathing.** Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 or 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.9.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E, or F.

**Exception:** Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

**18.08.140 Subsection 2304.9.1 is Amended**

Subsection 2304.9.1 is amended to read as follows:

**2304.9.1 Fastener requirements.** Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.9.1. Staple fasteners in Table 2304.9.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E, or F.

**Exception:** Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

**18.08.150 Table 2304.9.1 is Amended**

Table 2304.9.1 is amended as follows:

Add new footnote q to Table 2304.9.1.

q. Staples shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E, or F.

**Chapter 18.09**  
**AMENDMENTS TO CHAPTER 1 DIVISION II; ADMINISTRATION,**  
**OF THE CALIFORNIA RESIDENTIAL CODE**

**Sections:**

|                  |   |
|------------------|---|
| <b>18.09.005</b> | <b>Chapter 1 Division II is Amended</b> |
| <b>18.09.010</b> | <b>Subsection R102.4 is Amended</b>     |
| <b>18.09.020</b> | <b>Subsection R102.4.1 is Added</b>     |
| <b>18.09.030</b> | <b>Subsection R102.7.1 is Amended</b>   |
| <b>18.09.040</b> | <b>Subsection R102.7.1.1 is added</b>   |
| <b>18.09.050</b> | <b>Subsection R105.2 is Amended</b>     |
| <b>18.09.060</b> | <b>Subsection R105.2.2 is Amended</b>   |

**18.09.005 Chapter 1 Division II is Amended.**

The following sections of Chapter 1 Division II of the California Residential Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.09.010 Subsection R102.4 is Amended**

Section R102.4 is hereby amended to read as follows:

**Section R102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and reference codes and standards, the more restrictive provision shall apply.

**18.09.020 Subsection R102.4.1 is Added**

Section R102.4.1 is hereby added to read as follows:

**R102.4.1 Local amendments.** The amendments to Chapter 1, Division II *Scope and Administration* of the California Building Code, as adopted at the local level, shall also apply to projects regulated by the California Residential Code at the local level.

**18.09.030 Subsection R102.7.1 is Amended**

Section R102.7.1 is hereby amended to read as follows:

**R102.7.1 Additions, Alterations, or Repairs.** Additions, alterations, or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code except as outlined in subsection R102.7.1.1. Additions, alterations, or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

**18.09.040 Subsection R102.7.1.1 is added**

Section R102.7.1.1 is hereby added to read as follows:

**R102.7.1.1 Substantial improvement.** Where the proposed work includes any demolition, alteration, or repair of more than 50% of the existing building or component of the building, the remaining portion of the building or building component shall be upgraded to comply with the structural

provisions, as well as fire and life safety provisions of this code where it is determined by the Building Official that the existing portions of the building are substantially deficient or pose a significant hazard.

When determining the percentage of demolition, alteration or repair, one of the following methods shall be applied, at the discretion of the Building Official:

- a. A comparison of the square footage, lineal footage, or number of components or fixtures of the proposed demolition, alteration or repair to the total square footage, lineal footage, or number of components or fixtures, as may be applicable.
- b. A comparison of the valuation of the proposed demolition, alteration or repair to the valuation of the existing building.

The provisions of this section shall be cumulative over any one-year period.

#### **18.09.050 Subsection R105.2 is Amended**

Subsection R105.2 is amended to read as follows:

**R105.2 Work Exempted from Permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the City of Santa Clarita including such requirements as may be established by any City department or division or the requirements of any other governing agency. Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for any such items exempted herein.

For a complete list of work that is exempt from a permit refer to Section **18.02.030 of the SCMC** amending **105.2 Work Exempted from Permit** in the 2010 California Building Code.

#### **18.09.060 Subsection R105.2.2 is Amended**

Subsection 105.2.2 is amended to read as follows:

**105.2.2 Repairs and Maintenance.** Application or notice to the Building Official is not required for ordinary maintenance or repairs to structures. In no case shall the repair or maintenance work create an unsafe condition or violate any provision of State code. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

For a complete list of maintenance or repairs that are exempt from a permit, refer to Section **18.02.040 of the SCMC** amending **105.2.2 Repairs and Maintenance** in the 2010 California Building Code.

**Chapter 18.10**  
**AMENDMENTS TO CHAPTER 3; BUILDING PLANNING,**  
**OF THE CALIFORNIA RESIDENTIAL CODE**

**Sections:**

|                  |   |
|------------------|---|
| <b>18.10.005</b> | <b>Chapter 1 Division II is Amended</b>   |
| <b>18.10.010</b> | <b>Subsection R301.1.3.2 is Amended</b>   |
| <b>18.10.020</b> | <b>Section R301.1.4 is Added</b>          |
| <b>18.10.030</b> | <b>Subsection R301.2.2.2.5 is Amended</b> |

**18.10.005 Chapter 3 is Amended.**

The following sections of Chapter 3 of the California Residential Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.10.010 Subsection R301.1.3.2 is Amended**

Subsection R301.1.3.2 is amended to read as follows:

**R301.1.3.2 Woodframe structures.** The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of the law, the law establishing these provisions is found in Business and Professions Code Section 5537 and 6737.1.

The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub> or E.

**18.10.020 Section R301.1.4 is Added**

Section R301.1.4 is added to read as follows:

**R301.1.4 Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).** The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall comply with Section 1613.12 of the California Building Code.

**18.10.030 Subsection R301.2.2.2.5 is Amended**

Subsection R301.2.2.2.5 is amended as follows:

Remove exceptions 1 through 5 of condition 1.

Condition 3 is amended to read as follows:

3. When the end of a braced wall panel occurs over an opening in the wall below.

Remove exceptions 1 through 5 of condition 3.

Remove exceptions 1 and 2 of condition 5.

**Chapter 18.11**  
**AMENDMENTS TO CHAPTER 4; FOUNDATIONS,**  
**OF THE CALIFORNIA RESIDENTIAL CODE**

**Sections:**

|           |                                |
|-----------|--------------------------------|
| 18.11.005 | Chapter 4 is Amended           |
| 18.11.010 | Subsection R401.1 is Amended   |
| 18.11.020 | Subsection R403.1.2 is Amended |
| 18.11.030 | Subsection R403.1.3 is Amended |
| 18.11.040 | Subsection R403.1.4 is Amended |
| 18.11.050 | Subsection R404.2 is Amended   |

**18.11.005 Chapter 4 is Amended.**

The following sections of Chapter 4 of the California Residential Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.11.010 Subsection R401.1 is Amended**

Subsection R401.1 is amended to read as follows:

**R401.1 Application.** The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AF&PA PWF.

**Exception:** The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub> shall not be permitted.

**Exception:** In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

**18.11.020 Subsection R403.1.2 is Amended**

Subsection R403.1.2 is amended to read as follows:

**R403.1.2 Continuous footing in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.** The braced wall panels at exterior walls of buildings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> shall be supported by continuous footings. All required interior braced wall panels in buildings shall be supported by continuous footings.

**18.11.030 Subsection R403.1.3 is Amended**

Subsection R403.1.3 is amended to read as follows:

**R403.1.3 Seismic reinforcing.** Concrete footings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, as established in Table R301.2(1), shall have minimum reinforcement. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> where construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> masonry stem walls without solid grout and vertical reinforcing are not permitted.

**Exception:** In detached one- and two-family dwellings located in Seismic Design Category A, B, or C which are three stories or less in height and constructed with stud bearing walls, plain concrete footings without longitudinal reinforcement supporting walls and isolated plain concrete footings supporting columns or pedestals are permitted.

#### **18.11.040 Subsection R403.1.4 is Amended**

Subsection R403.1.4 is amended to read as follows:

**R403.1.4 Minimum Depth.** Where a geotechnical report is not provided and the presence of expansive soils is unknown, the minimum depth of footings shall be 24 inches (610 mm) for exterior walls and 18 inches (458 mm) for interior bearing walls.

**Exception:** The minimum footing depth for unoccupied group U structures or patio structures associated with an R-3 occupancy shall be 12 inches (305 mm).

Otherwise, the minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

#### **18.11.050 Subsection R404.2 is Amended**

Subsection R404.2 is amended to read as follows:

**R404.2 Wood foundation walls.** Wood foundation walls shall not be permitted in the City of Santa Clarita.



**Chapter 18.12**  
**AMENDMENTS TO CHAPTER 5; FLOORS,**  
**OF THE CALIFORNIA RESIDENTIAL CODE**

**Sections:**

|                  |                                     |
|------------------|-------------------------------------|
| <b>18.12.005</b> | <b>Chapter 5 is Amended</b>         |
| <b>18.12.010</b> | <b>Subsection R501.1 is Amended</b> |
| <b>18.12.020</b> | <b>Section R503.2.4 is Added</b>    |
| <b>18.12.030</b> | <b>Figure R503.2.4 is Added</b>     |

**18.12.005 Chapter 5 is Amended.**

The following sections of Chapter 5 of the California Residential Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.12.010 Subsection R501.1 is Amended**

Subsection R501.1 is amended to read as follows:

**R501.1 Application.** The provision of this chapter shall control the design and construction of the floors for all buildings including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment weighing less than 400 lbs. and with a maximum height of 4 feet above the floor or attic level.

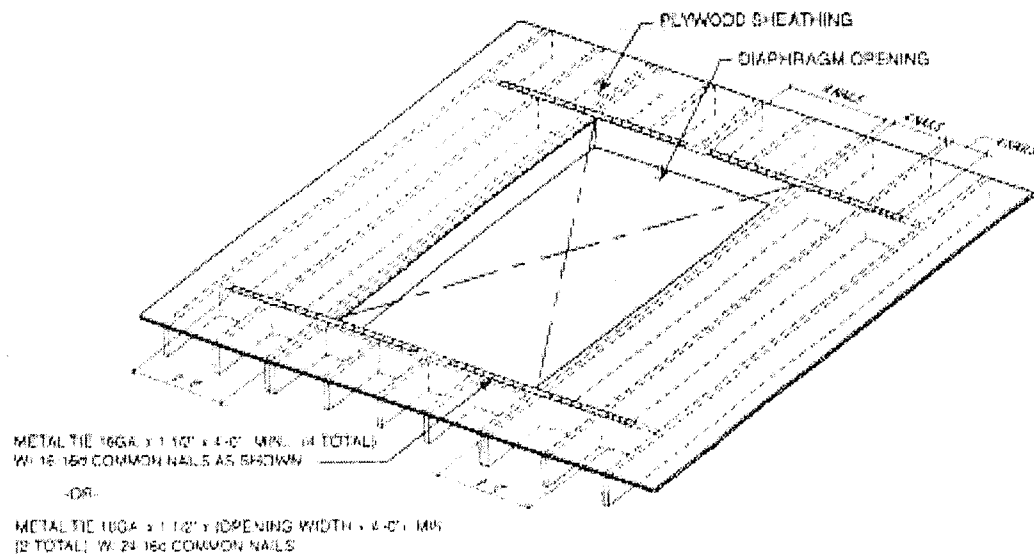
**18.12.020 Section R503.2.4 is Added**

Section R503.2.4 is added to read as follows:

**R503.2.4 Openings in horizontal diaphragms.** Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.

**18.12.030 Figure R503.2.4 is Added**

Figure R503.2.4 is added:



Note: All dimensions are in inches unless otherwise noted.

- Blockings shall be provided beyond headers.
- Metal ties not less than 0.058 inch (1.47 mm) (16 galvanized gauge) by 1.5 inches (38 mm) wide with eight (8) common nails on each side of the header-joint intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).
- Openings in diaphragms shall be further limited in accordance with Section R301.2.2.2.5.

**FIGURE R503.2.4**  
**OPENINGS IN HORIZONTAL DIAPHRAGMS**

**Chapter 18.13**  
**AMENDMENTS TO CHAPTER 6; WALL CONSTRUCTION,**  
**OF THE CALIFORNIA RESIDENTIAL CODE**

**Sections:**

|                  |  |
|------------------|--|
| <b>18.13.005</b> | <b>Chapter 6 is Amended</b>                |
| <b>18.13.010</b> | <b>Subsection R101.1 is Amended</b>        |
| <b>18.13.020</b> | <b>Subsection R102.4 is Amended</b>        |
| <b>18.13.030</b> | <b>Subsection R102.4.1 is Added</b>        |
| <b>18.13.040</b> | <b>Subsection R102.7.1 is Amended</b>      |
| <b>18.13.050</b> | <b>Subsection R102.7.1.1 is added</b>      |
| <b>18.13.060</b> | <b>Subsection R105.2 is Amended</b>        |
| <b>18.13.070</b> | <b>Subsection R105.2.2 is Amended</b>      |
| <b>18.13.080</b> | <b>Table R602.10.4.1 is Amended</b>        |
| <b>18.13.090</b> | <b>Figure R602.10.4.1.1 is Amended</b>     |
| <b>18.13.100</b> | <b>Subsection R602.10.7.1 is Deleted</b>   |
| <b>18.13.110</b> | <b>Subsection R606.2.4 is Amended</b>      |
| <b>18.13.120</b> | <b>Subsection R606.12.2.2.3 is Amended</b> |

**18.13.005 Chapter 6 is Amended.**

The following sections of Chapter 6 of the California Residential Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.13.010 Subsection R602.3.2 is Amended**

Exception of subsection R602.3.2 is amended to read as follows:

**Exception:** In other than Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, a single top plate may be installed in stud walls, provided the plate is adequately tied at joints, corners and intersecting walls by a minimum 3-inch-by-6-inch by a 0.036-inch-thick (76 mm by 152 mm by 0.914 mm) galvanized steel plate that is nailed to each wall or segment of wall by six 8d nails on each side, provided the rafters or joists are centered over the studs with a tolerance of no more than 1 inch (25 mm). The top plate may be omitted over lintels that are adequately tied to adjacent wall sections with steel plates or equivalent as previously described.

**18.13.020 Table R602.3(1) is Amended**

Table R602.3(1) is amended as follows:

Add new footnote j to Table R602.3(1)

j. staples shall not be permitted for wall sheathing when the structure is assigned to Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>.

**18.13.030 Table R602.3(2) is Amended**

Table R602.3(2) is amended as follows:

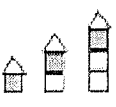
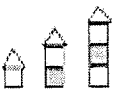
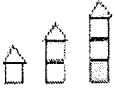
Add new footnote g to Table R602.3(2)

g. staples shall not be permitted for roof, floor, or wall sheathing when the structure is assigned to Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub>.

18.13.040 Table R602.10.1.2(2) is Amended

Table R602.10.1.2(2) is amended to read as follows:

TABLE R602.10.1.2(2)<sup>a, b, c</sup>  
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY  
(AS A FUNCTION OF BRACED WALL LINE LENGTH)

| SOIL CLASS D <sup>a</sup><br>WALL HEIGHT = 10 FT<br>10 PSF FLOOR DEAD LOAD<br>15 PSF ROOF/CEILING DEAD LOAD<br>BRACED WALL LINE SPACING ≤ 25 FT |  |                            | MINIMUM TOTAL LENGTH <sup>d</sup> OF BRACED WALL PANELS REQUIRED<br>ALONG EACH BRACED WALL LINE |                                    |            |                         |
|---|--|----------------------------|---|------------------------------------|------------|-------------------------|
| Seismic Design<br>Category<br>(SDC)   | Story Location   | Braced Wall<br>Line Length | Method LBB  | Methods <sup>b</sup><br>GB,<br>PCP | Method WSP | Continuous<br>Sheathing |
| SDC B <sub>2</sub>  |   | 10                         | NP  | 8                                  | 2.5        | 2.1                     |
|   |  | 20                         | NP  | 16                                 | 5.0        | 4.3                     |
|   |  | 30                         | NP  | 24                                 | 7.5        | 6.4                     |
|   |  | 40                         | NP  | 32                                 | 10.0       | 8.6                     |
|   |  | 50                         | NP  | 40                                 | 12.5       | 10.6                    |
|   |   | 10                         | NP  | NP <sup>c</sup>                    | 5.5        | 4.7                     |
|   |  | 20                         | NP  | NP                                 | 11.0       | 9.4                     |
|   |  | 30                         | NP  | NP                                 | 16.5       | 14.0                    |
|   |  | 40                         | NP  | NP                                 | 22.0       | 18.7                    |
|   |  | 50                         | NP  | NP                                 | 27.5       | 23.4                    |
|   |  | 10                         | NP  | NP                                 | NP         | NP                      |
|   |  | 20                         | NP  | NP                                 | NP         | NP                      |
|   |  | 30                         | NP  | NP                                 | NP         | NP                      |
|   |  | 40                         | NP  | NP                                 | NP         | NP                      |
|   |  | 50                         | NP  | NP                                 | NP         | NP                      |

a. Wall bracing lengths are based on a soil site class "D."

b. Foundation cripple wall panels shall be braced in accordance with Section R602.10.5.

c. Methods of bracing shall be as described in Sections R602.10.2, R602.10.4, and R602.10.5.

d. Methods GB and PCP (braced wall panel row ratio) shall not exceed 1:1. Methods DWB, SFB, WBS, and FBS are not permitted.

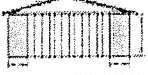
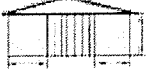
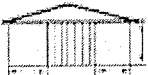
### 18.13.050 Table R602.10.2 is Amended

Table R602.10.2 is amended as follows:

Remove items LIB, DWB, SFB, PBS, HPS, and PFG from Table R602.10.2.

Items WSP, GB, and PCP of Table R602.10.2 are amended as follows:

Amendments to  
TABLE R602.10.2  
INTERMITTENT BRACING METHODS

|     |   |  |   |  |
|-----|---|--|---|--|
| WSP | Wood structural panel<br>(see Section R703.1) | 15/32"   |  | 8d common (2-1/2" x 0-131") nails at 6" (panel edges) and 12" intermediate; 3d edge distance to panel edge   |
| GB  | Gypsum board                                  | 1 1/2"   |  | Nails or screws at 7" spacing at panel edges including top and bottom plates, for all braced wall panel locations for exterior sheathing nail or screw size, see Table R602.3(1), for interior gypsum board nail or screw size, see Table R602.3.5 |
| PCP | Portland cement plaster                       | See Section R703.6<br>For maximum 16" stud spacing |  | 1 1/2", 11 gage, 7/16" head nails at 48" spacing   |

### 18.13.060 Figure R602.10.3.2 is Amended

Figure R602.10.3.2 is amended as follows:

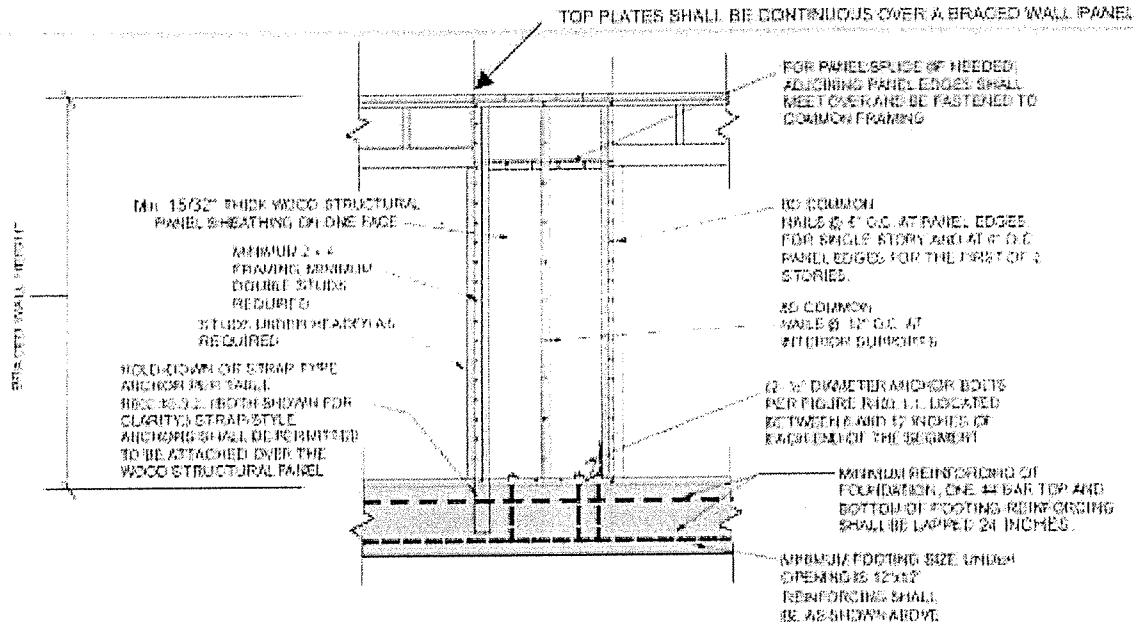


FIGURE R602.10.3.2  
ALTERNATE BRACED WALL PANEL

18.13.070 Figure R602.10.3.3 is Amended  
 Figure R602.10.3.3 is amended as follows:

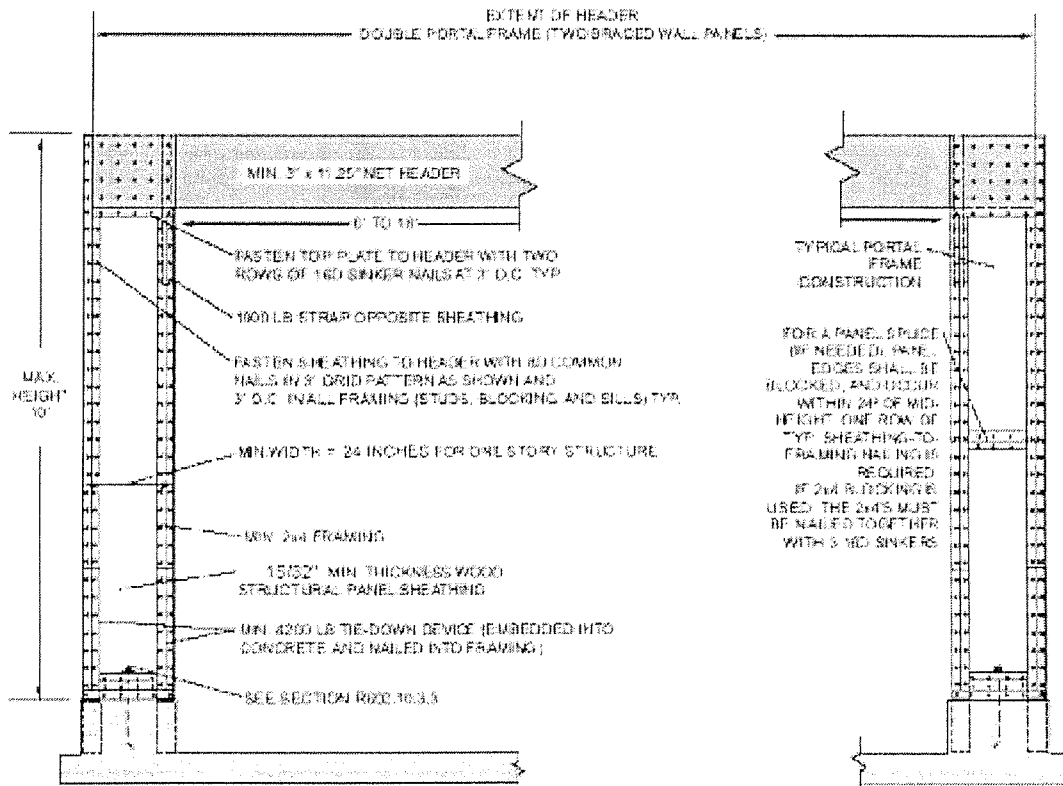


FIGURE R602.10.3.3  
 METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS AT DETACHED GARAGE DOOR OPENINGS

# 18.13.080 Table R602.10.4.1 is Amended

Table R602.10.4.1 is amended as follows:

TABLE R602.10.4.1  
CONTINUOUS SHEATHING METHODS

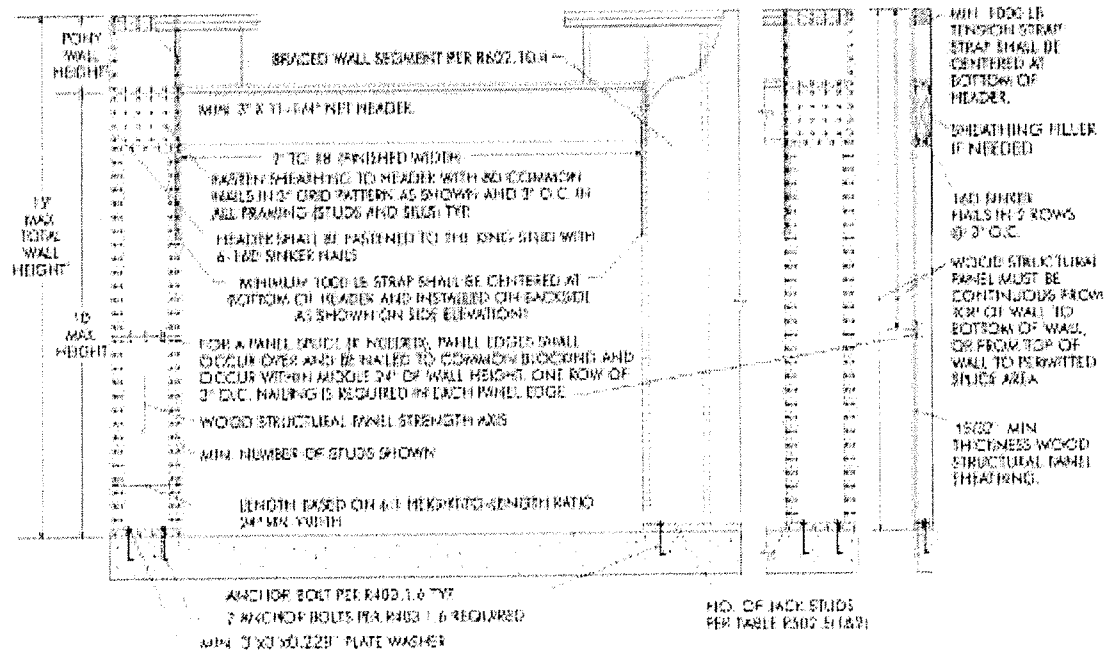
| METHOD | MATERIAL   | MINIMUM THICKNESS         | FIGURE | CONNECTION CRITERIA  |
|--------|--|---------------------------|--------|--|
| CS-WSP | Wood structural panel  | 15/32"                    |        | 8d common (2" x 1 1/8") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) |
| CS-G   | Wood structural panel adjacent to garage openings and supporting roof load only <sup>a,b</sup> | 15/32"                    |        | See Method CS-WSP  |
| CS-PF  | Continuous panel frame   | See Section R602.10.4.1.1 |        | See Section R602.10.4.1.1  |

- a. Applies to one wall of a garage only.  
b. Roof covering dead loads shall be 3 psf or less.

# 18.13.090 Figure R602.10.4.1.1 is Amended

Figure R602.10.4.1.1 is amended as follows:

Amendments to  
FIGURE R602.10.4.1.1



**18.13.100 Subsection R602.10.7.1 is Deleted**

Subsection R602.10.7.1 is deleted in its entirety.

**18.13.110 Subsection R606.2.4 is Amended**

Subsection R606.2.4 is amended to read as follows:

**R606.2.4 Parapet walls.** Unreinforced solid masonry parapet walls shall not be less than 8 inches (203 mm) thick and their height shall not exceed four times their thickness. Unreinforced hollow unit masonry parapet walls shall be not less than 8 inches (203 mm) thick, and their height shall not exceed three times their thickness. Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot (1.44 kPa) or located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, or on townhouses in Seismic Design Category C shall be reinforced in accordance with Section R606.12.

**18.13.120 Subsection R606.12.2.2.3 is Amended**

Subsection R606.12.2.2.3 is amended to read as follows:

**R606.12.2.2.3 Reinforcement of requirements for masonry elements.** Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11(3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.
2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be within 16 8 inches (406mm) of the ends of masonry walls.



**Chapter 18.14**  
**AMENDMENTS TO CHAPTER 8; ROOF-CEILING CONSTRUCTION,**  
**OF THE CALIFORNIA RESIDENTIAL CODE**

**Sections:**

|                  |                                     |
|------------------|-------------------------------------|
| <b>18.14.005</b> | <b>Chapter 8 is Amended</b>         |
| <b>18.14.010</b> | <b>Subsection R101.1 is Amended</b> |
| <b>18.14.020</b> | <b>Subsection R102.4 is Amended</b> |

**18.13.005 Chapter 8 is Amended.**

The following sections of Chapter 8 of the California Residential Code, as adopted by Chapter 18.01 hereof, are added, deleted, or amended as follows:

**18.14.010 Subsection R802.10.2 is Amended**

Subsection R802.10.2 is amended to read as follows:

**R802.10.2 Design.** Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional.

**18.14.020 Subsection R803.2.4 is Added**

Subsection R803.2.4 is added to read as follows:

**R803.2.4 Openings in horizontal diaphragms.** Openings in horizontal diaphragms shall conform with Section R503.2.4.

## **Title 19**

### **CITY ELECTRICAL CODE**

#### **Chapters:**

- 19.01      Adoption of the City Electrical Code**
- 19.02      Amendments to CEC Chapter 1; General**
- 19.03      Amendments to CEC Chapter 6; Special Equipment**
- 19.04      Amendments to CEC Annex H (Article 80); Administration and Enforcement**

## **Chapter 19.01**

### **ADOPTION OF THE CITY ELECTRICAL CODE**

#### **Sections:**

#### **19.01.010      Adoption of the City Electrical Code**

#### **19.01.010   Adoption of the City Electrical Code**

There is adopted by reference that certain code known and designated as the California Code of Regulations, Title 24, Part 3, further described and referred to as the 2010 California Electrical Code published by the California Building Standards Commission and based on the National Electric Code®, 2008 Edition, prepared by the National Fire Protection Association.

Adoption of said code shall include those sections and annexes requiring enforcement by the local building department and as further amended by the City of Santa Clarita with provisions intended to address local climatic, geologic, and/or topographic conditions, as permitted by State law. Adoption of said code shall include adoption of the following annexes: Annex A, Annex B, Annex C, Annex D, Annex E, Annex F, and Annex H with local amendments.

Such code shall be and become the Santa Clarita Electrical Code, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of electrical systems, equipment and appliances. The provisions of said code shall provide for the issuance of permits and collection of fees thereof, and providing penalties for violation of such Code.

The City Electrical Code shall become effective for new permit applications received by the City on or after January 1, 2011.

At least one copy of the City Electrical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the clerk for use and examination by the public.

**Chapter 19.02**  
**AMENDMENTS TO CHAPTER 1; GENERAL,**  
**OF THE CALIFORNIA ELECTRICAL CODE**

**Sections:**

19.02.005 Chapter 1; General is Amended

19.02.010 Article 100 is Amended

**19.02.005 Chapter 1; General is Amended.**

The following sections of Chapter 1 of the California Electrical Code, as adopted by Chapter 19.01 hereof, are added, deleted, or amended as follows:

**19.02.010 Article 100 is Amended.**

Article 100 Definitions is amended to add the following definitions and declarations:

- **Apartment House.** Any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in said building, and shall include flats and apartments.
- **Approved.** Acceptable to the Building Official.
- **Building.** Any structure built for the support or shelter of persons, animals, chattels, or property of any kind.
- **Dwelling.** Any building or any portion thereof which is not an "Apartment House" or a "Hotel" as defined in this Code, which contains one or more "Apartments" or "Guest Rooms," used, intended or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes.
- **Dwelling Unit.** One or more habitable rooms which are occupied or which are intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating.
- **Electric or electrical wiring.** The installation or the alteration of any material, fixture, device, appliance or equipment in or on any building, structure or premises, used or designed or intended to be used to generate, transmit, transform or utilize electric energy.
- **Grade (adjacent Ground Elevation).** The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.
- **Hotel.** Any building containing six or more rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.
- **Person.** An individual human being, a firm, partnership or corporation, his or their heirs, executors, administrators, assignees, officers or agents; the City of Santa Clarita, and any local agency as defined in Section 53090 of the Government Code, or officer thereof.
- **Service.** For purposes of interpreting the National Electrical Code (NEC), each service drop or lateral to a building shall be considered one service. For purposes of determining the fees to be paid, each service and piece of service equipment shall be subject to the fees set forth in section 19.04.080.
- **Service Equipment.** One or more fused switches, enclosed circuit breakers, panelboards, switchboards, and/or switchgear supplied by one service and intended to constitute the main control and means of cut-off of the electrical supply. One service may include several pieces of service equipment. Permit fees shall be paid for each piece of service equipment.
- **Special Permission.** Written consent of the Building Official.
- **Tenant Improvement (Electrical).** Electrical work that alters or adds to the wiring system of an existing tenant space, whether previously occupied or not, in a building that has previously passed final electrical inspection regardless of whether the building is a fully developed building or only a shell.

**Chapter 19.03**  
**AMENDMENTS TO CHAPTER 6 OF THE CALIFORNIA ELECTRICAL CODE**

**Sections:**

- 19.03.005 Chapter 6 is Amended**
- 19.03.010 Section 690.19 is Added**

**19.03.005 Chapter 6 is Amended.**

The following sections of Chapter 6, Special Equipment, of the California Electrical Code, as adopted by Chapter 19.01 hereof, are added, deleted or amended as follows:

**19.03.010 Section 690.19 is Added.**

Section 690.19 is added to read as follows:

**690.19 Disconnecting Means for Multiple Arrays.** Where more than one array is combined to form a single output rated more than 50 volts and/or 10 amperes, a disconnecting means rated for the output shall be installed immediately adjacent to the combiner box on the output side.

**EXCEPTION:** If the combiner box is located adjacent to the inverter(s), the disconnecting means as stated above shall not be required.

**Chapter 19.04**  
**AMENDMENTS TO ANNEX H (ARTICLE 80)**  
**OF THE CALIFORNIA ELECTRICAL CODE**

**Sections:**

|           |   |
|-----------|---|
| 19.04.005 | Annex H, Article 80, is Amended                   |
| 19.04.010 | Section 80.7 is Deleted                           |
| 19.04.020 | Section 80.7 is Amended                           |
| 19.04.030 | Subsection 80.13(17) is Added                     |
| 19.04.040 | Section 80.15 is Amended                          |
| 19.04.050 | Subsection 80.19(A)(3) is Added                   |
| 19.04.060 | Subsection 80.19(C) is Amended                    |
| 19.04.070 | Section 690.19 is Added                           |
| 19.04.080 | Subsection 80.19(E) is Amended                    |
| 19.04.090 | Section 80.21 is Amended                          |
| 19.04.100 | Subsections 80.21(D), (E), (F), and (G) are Added |
| 19.04.110 | Subsection 80.23(B)(3) is Amended                 |
| 19.04.120 | Section 80.25 is Amended                          |
| 19.04.130 | Section 80.27 is Deleted                          |
| 19.04.140 | Section 80.29 is Amended                          |
| 19.04.150 | Section 80.35 is Deleted                          |

**19.04.005 Annex H, Article 80, is Amended.**

The following sections of Annex H, Article 80, of the California Electrical Code, as adopted by Chapter 19.01 hereof, are added, deleted, or amended as follows:

**19.04.010 Section 80.7 is Deleted.**

Section 80.7 is deleted in its entirety.

**19.04.020 Section 80.13 is Amended.**

Section 80.13 is amended to read as follows:

**80.13 Authority.** There is established within the City of Santa Clarita a division in the Public Works Department to be known as the Building and Safety Division under the administrative and operational control of the City Building Official hereinafter referred to as the Building Official. Where used in this article, the term authority having jurisdiction shall be construed to mean the City Building Official of the City of Santa Clarita.

This Code shall be administered and enforced by the authority having jurisdiction designated by the governing body as follows.

(Provisions 1 through 16 under this section remain the same)

**19.04.030 Subsection 80.13(17) is Added.**

Subsection 80.13(17) is added to read as follows:

(17) A written application shall be submitted for a proposed alternate material, method of construction or waiver together with a fee established by the City Council. The details of any

action granting an alternate material or method of construction shall be noted in the files of the Building and Safety Division of the City.

**19.04.040 Section 80.15 is Amended.**

Section 80.15 is amended in its entirety to read as follows:

**80.15 Electrical Board.** The electrical board shall be the Appeals Board as established under the provisions of the Santa Clarita Building Code Section 18.02.200, hereinafter designated as the Board.

**19.04.050 Subsection 80.19(A)(3) is Added.**

Subsection 80.19(A)(3) is added to read as follows:

(3) The Building Official may refuse to issue a permit for temporary or permanent service when there is no apparent legally permitted use for the service. In determining whether a proposed use is legally permitted, the Building Official may consider not just the provisions of the Electrical Code but all applicable statutes, ordinances, rules and regulations.

**19.04.060 Subsection 80.19(C) is Amended.**

Subsection 80.19(C) is amended in its entirety to read as follows:

**80.19(C) Issuance of Permits.** The Building Official shall issue a permit to the applicant for the work described in the application and plans filed therewith, when it is determined that all of the following items comply:

1. The work conforms to the requirements of this code.
2. The work described conforms to the requirements of other pertinent laws and ordinances.
3. The required clearances from all other agencies have been obtained.
4. The appropriate fees specified by this code have been paid.
5. The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such permit is required.

When a permit is issued and plans and/or specifications have been required to be provided, the Building Official shall endorse in writing or stamp upon the plans and/or specifications "APPROVED." Such approved plans and specifications shall not be changed, modified or altered without authorizations from the Building Official, and design professional of record when applicable, and all work regulated by this code shall be done in accordance with the approved plans, however the approval of the plans shall not be construed as a waiver of any requirement of this code, or any other law or ordinance, unless specific documentation such as that required by Subsections 80.13 (15) and (16) is provided. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

**No permit shall be required for the following electrical work:**

1. Minor repair work such as the replacement of lamps, switches, receptacle devices, sockets, taping bare joints and the like, or the connection of portable motor and appliances to suitable receptacles which have been permanently installed.
2. The temporary wiring for temporary theater, motion picture or television stage sets.

3. The repair of fixed motors, transformers, apparatus, or appliances.
4. Temporary holiday decorative lighting.
5. The installation of temporary wiring for testing or experimental purposes within suitable facilities.
6. Repair or replacement of overcurrent devices.
7. Portable generators, motors, appliances, tools, power outlets, and other portable equipment connected by means of a cord or cable having an attachment plug.
8. The installation by Southern California Edison Company of radio-controlled relays on privately owned air conditioning and agricultural irrigation pumping equipment in the company's pilot program of energy conservation through electrical load management, entitled "Air Conditioner Cycling and Agricultural and Pumping Interruptible Programs" provided that:
  - a. The relays shall be tested and labeled by Underwriters' Laboratories, Inc.
  - b. The Building Official shall approve of specifications for the installation of the relays.
  - c. The relays shall be installed and maintained by Southern California Edison Company or its contractors.
  - d. The Southern California Edison Company shall make available for random inspection, upon request of and by the City, designated relay installations to ensure code compliance.
9. Private telephone, intercom, sound and communication systems, data, security alarm, and television cable in single family dwellings; provided, however, that a permit shall be obtained for any added circuits supplying the power supplies required by the above systems.
10. Nonresidential communication, telephone, and data cabling systems. Nonresidential security systems may be exempted when such system is independent of the fire protection/alarm system.
11. Exemption for Utilities. The provisions of this code shall not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated or used by, and for the exclusive benefit of, such corporation in the conduct of its business as a public utility, or to any other work which any such corporation shall be entitled by law to perform without payment of any local tax; but all provisions of this code shall apply insofar as they may consistently with the above be applicable to all other electrical work performed by or for any such corporation.

The terms "electrical corporation," "telephone corporation," "telegraph corporation," "railroad corporation," and "street railroad corporation," are herein used as said terms are respectively defined in the Public Utility Code of the State of California; and such terms shall also be deemed to include similar utilities which are municipally or governmentally owned and operated.

Notwithstanding the foregoing, all electrical wiring and equipment installed, altered, repaired, or replaced shall comply with the provisions of this code.

**19.04.080 Subsection 80.19(E) is Amended.**

Subsection 80.19(E) is amended in its entirety to read as follows:



**(E) Fees.**

1. **General.** The City shall collect such fees as are required by this code and issue receipts therefor, copies of which shall be maintained as record in the office of Building and Safety.
2. **Cost of Permit.** The cost of electrical permits shall be as established by the City Council.
3. **Refund.** In the event that any person shall have obtained an electrical permit and no portion of the work covered by such permit has been commenced and such permit shall have been canceled and a request for cancellation having been approved by the Building Official, the applicant/permittee may request a refund from the City for a maximum of eighty (80) percent of the permit fees paid excluding issuance fees or plan review fees.
4. The applicant shall present all necessary documentation for the refund to the Building Official showing they are entitled to receive such refund of the permit fee as described above. No refunds shall be granted after 90 days from the expiration of the permit. No refund shall be made for a permit which was obtained by falsification or misrepresentation and which was subsequently revoked for such cause.
5. **Work Without a Permit.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.
6. **Investigation Fee.** An investigation fee shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be twice the amount of the permit fee required by this code and shall be in addition to any fees for permits issued in connection with the work investigated. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

**19.04.090 Section 80.21 is Amended.**

Section 80.21 is amended to read as follows:

**80.21 Plans Review.** Review of plans and specifications, submittal document requirements, plan review fees, and expiration of plan review shall conform to (A) through (G).

**19.04.100 Subsections 80.21(D), (E), (F), and (G) are Added.**

Subsections 80.21(D), (E), (F), and (G) are added to read as follows:

**(D) Submittal Documents.** The Building Official shall require the submission of plans, specifications, drawings, descriptions and diagrams as appropriate to clearly show the character, kind, and extent of electrical work covered by an application for a permit. Such documents may be submitted in electronic format upon approval of the Building Official.

**Exception:** If in the opinion of the building official the scope of work is determined to be of a minor nature, the submittal of such documents may be waived by the Building Official.

**(E) Information Required on Plans.**

1. Every plan required by subsection (D) of this section shall be a print or other type approved by the Building and Safety Division. The information contained on the plans shall be drawn in a professional manner, be clearly legible and contain the information required in subsection (E)(2) of this section. Labeling, lettering, dimensioning, and numbering shall be of a size and style to be easily read and shall be in conformance with accepted professional practices and

standards for architectural and engineering documents. Reasonable symbols satisfactory to the Division shall be used in all plans.

2. The following is required to be shown on the plans for all electrical installations requiring a permit:

- a. A complete single line diagram;
- b. The type, location, and capacity of all service equipment;
- c. The size and length of all feeder raceways;
- d. The dimensions of all pull or junction boxes larger than four (4) inches trade size;
- e. The number, size, and type of all conductors to be installed in each feeder circuit;
- f. The location of every proposed outlet and switch in all parts of the building or structure, including all fixed showcases, wall-cases, office furnishings, and similar wiring and the location of all existing circuits and outlets within or related to the areas of new or modified electrical installations;
- g. The location, voltage and HP rating of every motor that is not a component of a listed appliance and the KW rating of every generator;
- h. The location and KVA or equivalent rating of each transformer and similar equipment; and the location and ampere or wattage rating of other appliances of the noninductive type;
- i. Details of panelboard, switchboard and motor control center schedules, showing wattage and amperage, of active branch circuits to be installed or modified, and the number of spare branch circuits for future use. This shall include identifying the circuits to which the outlets are connected and listing the number and type of outlets;
- j. A lighting fixture schedule;
- k. The existing load, as calculated in accordance with Articles 210 and 220 of the NEC or by other methods satisfactory to the Building Official shall be indicated for existing installations, alterations, or additions made thereto;
- l. Other additional information as the Building Official may consider necessary for proper enforcement of this code.

**Exception (1):** R-3 and U occupancies that are accessory to R-3. Information required is limited to the location of all electrical outlets, including, but not limited to receptacles, switches, lighting, power for appliances, disconnecting means for appliances, and the location and size of the electrical service and any sub-panel(s). Alternative power source systems and specialized electrical installations may require more information on the plans.

**Exception (2):** Some or all plan requirements may be waived at the discretion of the Building Official for work considered to be of a minor nature.

**(F) Plan Review Fees.** Plan review fees shall be paid when the plans are submitted for review. The cost of the electrical plan review shall be as established by the City Council.

**(G) Expiration of Plan Review.** Applications for which no electrical permit has been issued within one hundred eighty (180) days following the date of application, shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days on request by the applicant showing that circumstances beyond the control of the applicant have prevented

action from being taken. The Building Official may collect a fee for any application for extension of plan review in accordance with the City's fee schedule. No application shall be extended more than twice. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

**19.04.110 Subsection 80.23(B)(3) is Amended.**

Subsection 80.23(B)(3) is amended to read as follows:

**(B) Penalties.**

(3) Any person, firm, or corporation who violates any of the provisions of this code is guilty of a misdemeanor punishable by a fine not exceeding one thousand dollars (\$1,000.00) or by imprisonment not exceeding six (6) months, or by both such fine and imprisonment, (see Section 17995 of the State Health and Safety Code), unless such violation is otherwise declared to be an infraction by the City Council. Such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued, or permitted to remain.

**19.04.120 Section 80.25 is Amended.**

Section 80.25 is amended to read as follows:

**80.25 Connection to Electricity Supply.** Connection to the electric supply shall conform to (A) through (D).

**(A) Authorization.** Except as provided in 80.25, it shall be unlawful for any person, firm, or corporation to make connection to a supply of electricity or to supply electricity to any electric equipment installation for which a permit is required or that has been disconnected or ordered to be disconnected.

**(B) Special Consideration.** By special permission of the Building Official, temporary power shall be permitted to be supplied to the premises for specific needs of the construction project.

**(C) Disconnection.**

The Building Official is empowered to disconnect or to order in writing the discontinuance of electrical service to wiring, devices or materials found to be dangerous and a hazard to life, health and property until the installation of such wiring, device or material has been made safe as directed by the Building Official.

Any person, firm, corporation, public utility, political subdivision or governmental agency ordered to discontinue such electrical service shall do so within twenty-four (24) hours after the receipt of such written notice and shall not reconnect such service or allow or cause the same to be reconnected until notified to do so by the Building Official.

**(D) Service upgrades.**

Prior to the replacement of any underground-fed electrical service, power shall be disconnected by the utility. In the case of an overhead supply, the licensed electrical contractor shall contact the Utility Planning Department for guidance and shall proceed as directed by the Utility. In either case, electrical supply lines shall not be reconnected to the service equipment until the installation has been inspected by the Building Official or an authorized representative of the Building Official.

Under no circumstances shall a representative of the City of Santa Clarita inspect a service with exposed, energized components.

**19.04.130 Section 80.27 is Deleted.**

Section 80.27 is deleted in its entirety.

**19.04.140 Section 80.29 is Amended.**

Section 80.29 is amended to read as follows:

**80.29 Liability for Damages.** Article 80 shall not be construed to affect the responsibility of liability of any party owning, designing, operating, controlling, or installing any electric equipment for damages to persons or property caused by a defect therein, nor shall the City of Santa Clarita or any of its employees be held as assuming any such liability by reason of the inspection, re-inspection, or other examination authorized.

**19.04.150 Section 80.35 is Deleted.**

Section 80.35 is deleted in its entirety.

## **Title 20**

### **CITY PLUMBING CODE**

#### **Chapters:**

- 20.01 Adoption of the City Plumbing Code**
- 20.02 Amendments to CPC Chapter 1 Division II; Administration**
- 20.03 Amendments to CPC Chapter 3; General Regulations**
- 20.04 Amendments to CPC Chapter 7; Sanitary Drainage**

**Chapter 20.01**  
**ADOPTION OF THE CITY PLUMBING CODE**

**Sections:**

**20.01.010      Adoption of the City Plumbing Code**

**20.01.010 Adoption of the City Plumbing Code.**

There is hereby adopted by reference that certain code known and designated as the California Code of Regulations, Title 24, Part 5, further described and referred to as the 2010 California Plumbing Code published by the California Building Standards Commission and based on the Uniform Plumbing Code®, 2009 Edition, prepared by the International Association of Plumbing and Mechanical Officials.

The adoption of said code shall include those sections requiring enforcement by the local building department as mandated by the State and as further amended by the City of Santa Clarita with provisions intended to address local climatic, geologic, and topographic conditions, as permitted by State law.

Such code shall be and become the Santa Clarita Plumbing Code, regulating plumbing and drainage systems, house sewers, private sewage disposal, drainage systems, and prescribing conditions under which such work may be carried on within the City and providing for the issuance of permits and the collection of fees therefore.

The City Plumbing Code shall become effective for new permit applications received by the City on or after January 1, 2011.

At least one copy of the City Plumbing Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

**Chapter 20.02**  
**AMENDMENTS TO CHAPTER 1, DIVISION II OF THE**  
**CALIFORNIA PLUMBING CODE**

**Sections:**

|                  |   |
|------------------|---|
| <b>20.02.005</b> | <b>Chapter 1 Division II is Amended</b> |
| <b>20.02.010</b> | <b>Subsection 101.1 is Amended</b>      |
| <b>20.02.020</b> | <b>Subsection 101.4.4 is Amended</b>    |
| <b>20.02.030</b> | <b>Subsection 102.1 is Amended</b>      |
| <b>20.02.040</b> | <b>Subsection 102.4 is Amended</b>      |
| <b>20.02.050</b> | <b>Subsection 103.4.1 is Amended</b>    |
| <b>20.02.060</b> | <b>Subsection 103.4.2 is Amended</b>    |
| <b>20.02.070</b> | <b>Subsection 103.4.4.2 is Amended</b>  |
| <b>20.02.080</b> | <b>Subsection 103.4.5.2 is Amended</b>  |

**20.02.005 Chapter 1 Division II is amended.**

The following sections of Chapter 1, Division II of the California Plumbing Code, as adopted by Section 20.01 hereof, are added, deleted, or amended as follows:

**20.02.010 Subsection 101.1 is Amended**

Subsection 101.1 is amended to read as follows:

**101.1 Title** These regulations shall be known as the Santa Clarita Plumbing Code and shall be used in conjunction with the provisions of Title 24, California Code of Regulations, mandated by the State of California to be enforced by the local building department, all of which may be cited herein as "this code."

**20.02.020 Subsection 101.4.4 is Added**

Subsection 101.4.4 is added to read as follows:

**101.4.4 Work in Public Right-of-Way.** No person shall install, remove, alter or repair any sewer or part thereof which is located in any public way in the City of Santa Clarita without having first obtained a permit from the City Engineer or the State Department of Transportation, (CALTRANS), whichever agency may have jurisdiction over the particular thoroughfare affected.

**20.02.030 Subsection 102.1 is Amended**

Section 102.1 is amended to read as follows:

**102.1 Authority Having Jurisdiction.**

There is established within the City of Santa Clarita, a division in the Public Works Department known as the Building & Safety Division under the administrative and operational control of the City Building Official. The City Building Official is designated as the Authority Having Jurisdiction duly appointed to enforce this code.

Whenever the term "Authority Having Jurisdiction" or "Building Official" is used in any section of this code such term shall be construed to mean the City Building Official of the City of Santa Clarita.

**20.02.040 Subsection 102.4 is Added**

Subsection 102.6 is added to read as follows:

**102.4 Appeals.**

Appeals of determination made by the Building Official for this code shall be made in accordance with Chapter 18.02 Subsection 18.02.210 of Title 18--City Building Code.

**20.02.050 Subsection 103.4.1 is Amended**

Subsection 103.4.1 is amended to read as follows:

**103.4.1 Permit Fees.** The fee for each permit shall be as set forth and adopted by the City Council.

**20.02.060 Subsection 103.4.2 is Amended**

Subsection 103.4.2 is amended to read as follows:

**103.4.2 Plan Review Fees.** When plans or other data are required to be submitted by Section 103.2.2, a plan review fee shall be paid at the time of submitting plans and specifications for review.

The plan review fees for plumbing work shall be as set forth and adopted by the City Council.

The plan review fees specified in this subsection are separate fees from the permit fees specified in this section and are in addition to the permit fees.

When plans are incomplete or changed so as to require additional review, an additional plan review fee shall be charged at the rate adopted by the City Council.

**20.02.070 Subsection 103.4.4.2 is Amended**

Subsection 103.4.4.2 is amended to read as follows:

**103.4.4.2** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to twice the amount of the permit fee that would be required by this code if a permit were to be issued and shall be in addition to any fees for permits issued in connection with the work investigated. The minimum investigation fee shall be as established by the City Council. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

**20.02.080 Subsection 103.4.5.2 is Amended**

Subsection 103.4.5.2 is amended to read as follows:

**103.4.5.2** The Building Official may authorize the refunding of not more than 80 percent of any fee paid hereunder, when no work has been done under a permit issued in accordance with this code. No refund shall be authorized except on written application filed by the original applicant or permittee not later than 90 days after the date the permit has expired or been cancelled.



**Chapter 20.03**  
**AMENDMENTS TO CHAPTER 3 OF THE CALIFORNIA PLUMBING CODE**

**Sections:**

20.03.005 Chapter 3 is Amended  
20.03.010 Subsection 301.1.5 is Added

**20.03.005 Chapter 3 is Amended.**

The following sections of Chapter 3 of the California Plumbing Code, as adopted by Section 20.01 hereof, are added, deleted, or amended as follows:

**20.03.010 Subsection 301.1.5 is Added**

Subsection 301.1.5 is added to read as follows:

**301.1.5 Used Materials.** Previously used industrial apparatus and processing equipment may be reinstalled provided it complies with all applicable provisions of this code.

**Chapter 20.04**  
**AMENDMENTS TO CHAPTER 7 OF THE CALIFORNIA PLUMBING CODE**

**Sections:**

|                  |                                  |
|------------------|----------------------------------|
| <b>20.04.005</b> | <b>Chapter 7 is Amended</b>      |
| <b>20.04.010</b> | <b>Subsection 714.6 is Added</b> |
| <b>20.04.020</b> | <b>Subsection 714.7 is Added</b> |

**20.04.005 Chapter 7 is Amended.**

The following sections of Chapter 7 of the California Plumbing Code, as adopted by Section 20.01 hereof, are added, deleted, or amended as follows:

**20.04.010 Section 714.6 is Added.**

Section 714.6 is added to read as follows:

**714.6** Water softener systems using dry wells for the discharge of effluents are prohibited in the City of Santa Clarita.

**Exception:** Systems with regeneration cycles discharging quantities of total dissolved solids that do not exceed those stipulated in the water quality objectives set by the Regional Water Quality Control Board when approved by the Building Official.

**20.04.020 Section 714.7 is Added.**

Section 714.7 is added to read as follows:

**714.7** Automatic or self-regenerating water softener systems using sodium chloride (salt) or potassium chloride are prohibited in the City of Santa Clarita.

**Exception:** Commercially installed water softener systems that utilize portable exchange tanks maintained by a commercially licensed company where no brine waste is discharged into the public sewer system.

## **Title 21**

### **CITY MECHANICAL CODE**

#### **Chapters:**

- 21.01        Adoption of City Mechanical Code**
- 21.02        Amendments to Chapter 1 Division II, Administration**

## **Chapter 21.01**

### **ADOPTION OF THE CITY MECHANICAL CODE**

#### **Sections:**

#### **21.01.010 Adoption of the City Mechanical Code**

##### **21.01.010 Adoption of the City Mechanical Code.**

There is hereby adopted by reference that certain code known and designated as the California Code of Regulations, Title 24, Part 4, further described and referred to as the 2010 California Mechanical Code published by the California Building Standards Commission and based on the Uniform Mechanical Code®, 2009 Edition, prepared by the International Association of Plumbing and Mechanical Officials.

The adoption of said code shall include those sections requiring enforcement by the local building department and as further amended by the City of Santa Clarita with provisions intended to address local climatic, geologic, and topographic conditions, as permitted by State law.

Such code shall be and become the Santa Clarita Mechanical Code, regulating heating, ventilating, comfort cooling, refrigeration systems and other miscellaneous heating appliances, prescribing conditions under which such work may be performed within the City and providing for the issuance of permits and the collection of fees therefore.

The City Mechanical Code shall become effective for new permit applications received by the City on or after January 1, 2011.

At least one copy of the City Mechanical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

**Chapter 21.02**  
**AMENDMENTS TO CHAPTER 1 DIVISION II OF THE**  
**CALIFORNIA MECHANICAL CODE**

**Sections:**

|           |                                  |
|-----------|----------------------------------|
| 21.02.005 | Chapter 1 Division II is Amended |
| 21.02.010 | Section 101.0 is Amended         |
| 21.02.020 | Section 105.0 is Amended         |
| 21.02.030 | Section 108.1 is Amended         |
| 21.02.040 | Section 115.2 is Amended         |
| 21.02.050 | Section 115.3 is Amended         |
| 21.02.060 | Section 115.5.2 is Amended       |
| 21.02.070 | Section 115.6.1 is Amended       |
| 21.02.080 | Section 115.6.2 is Amended       |
| 21.02.090 | Section 115.6.3 is Amended       |

**21.02.005 Chapter 1 Division II is Amended.**

The following sections of Chapter 1 Division II of the California Mechanical Code, as adopted by Chapter 21.01 hereof, are added, deleted, or amended as follows:

**21.02.010 Section 101.0 is Amended**

Section 101.0 is amended to read as follows:

**101.0 Title.** These regulations shall be known as the Santa Clarita Mechanical Code and shall be used in conjunction with the provisions of Title 24, California Code of Regulations, mandated by the State of California to be enforced by the local building department, all of which may be cited herein as "this code."

**21.02.020 Section 105.0 is Amended**

Section 105.0 is amended to read as follows:

**105.0 Alternate Materials and Methods of Construction Equivalency.** Nothing in this code is intended to prevent the use of any material, appliance, installation, device, arrangement, or method of construction not specifically prescribed, provided any such alternate has been approved by the Building Official.

The Building Official may approve any such alternate, provided, it is determined that the proposed design is satisfactory and complies with the technical provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, and safety.

Such approval shall be based upon submittal of substantiating data and including, but not limited to, performance characteristics, measurements, calculations, diagrams, equipment and construction factors, where applicable.

A written application shall be submitted for a proposed alternate material or method of construction together with a fee established by the City Council. The details of any action granting an alternate material or method of construction shall be noted in the files of the Building & Safety Division of the City.

**21.02.030 Subsection 108.1 is Amended**

Subsection 108.1 is amended to read as follows:

**108.1 General.** There is established within the City of Santa Clarita, a division in the Public Works Department known as the Building and Safety Division under the administrative and operational control of the City Building Official. The City Building Official is designated as the Authority Having Jurisdiction duly appointed to enforce this code.

Whenever the term "Authority Having Jurisdiction" or "Building Official" is used in any section of this code such term shall be construed to mean the City Building Official of the City of Santa Clarita.

The Building Official is authorized and directed to enforce all of the provisions of this code and to make inspections pursuant to the provisions of this code. For such purposes the Building Official shall have the powers of a law enforcement officer.

The Building Official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this code.

**21.02.040 Subsection 115.2 is Amended**

Subsection 115.2 is amended as follows:

**115.2 Permit Fees.** The fee for each permit shall be as set forth and adopted by the City Council.

**21.02.050 Subsection 115.3 is Amended**

Subsection 115.3 is amended as follows:

**115.3 Plan Review Fees.** When plans or other data are required to be submitted by Section 113.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be as set forth and adopted by the City Council.

The plan review fees specified in this subsection are separate fees from the permit fees specified in section 115.2 and are in addition to the permit fees.

When plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate adopted by the City Council.

**21.02.060 Subsection 115.5.2 is Amended**

Subsection 115.5.2 is amended to read as follows:

**115.5.2 Investigation Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to twice the amount of the permit fee that would be required by this code if a permit were to be issued and shall be in addition to any fees for permits issued in connection with the work investigated. The minimum investigation fee shall be as established by the City Council. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

**21.02.070 Subsection 115.6.1 is Amended**

Subsection 115.6.1 is amended to read as follows:

**115.6.1** The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid hereunder when no work has been done under a permit issued in accordance with this code.

**21.02.080 Subsection 115.6.2 is Amended**

Subsection 115.6.2 is amended to read as follows:

**115.6.2** The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid hereunder, when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

**21.02.090 Subsection 115.6.3 is Amended**

Subsection 115.6.3 is amended to read as follows:

**115.6.3** The Building Official shall not authorize refunding of any fee paid except upon written application filed by the original permittee or applicant not exceeding 90 days from the expiration or cancellation of the permit or application for a permit.

**Title 22**

**FIRE CODE**

**Chapters:**

**22.01        Adoption of the City Fire Code**



**Chapter 22.01**  
**ADOPTION OF THE CITY FIRE CODE**

**Sections:**

**22.01.010      Adoption of the City Fire Code**

**22.01.010 Adoption of the City Fire Code**

There is hereby adopted by reference that certain code known and designated as the California Code of Regulations, Title 24, Part 9, further described and referred to as the 2010 California Fire Code published by the California Building Standards Commission and based on the International Fire Code®, 2009 Edition, prepared by the International Code Council.

Adoption of said code shall include such amendments to the 2010 California Fire Code as duly adopted by the County of Los Angeles and referred to as Title 32 of the Los Angeles County Code, also known as the County of Los Angeles Fire Code.

Such code shall be and become the Santa Clarita Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Santa Clarita.

The Santa Clarita Fire Code shall become effective January 1, 2011.

At least one copy of the Santa Clarita Fire Code has been deposited in the office of the City Clerk, and shall be at all times maintained by the Clerk for use and examination by the public.

Title 24  
CITY ENERGY CODE

Chapters:

24.01      Adoption of the City Energy Code

**Chapter 24.01**  
**ADOPTION OF THE CITY ENERGY CODE**

**Sections:**

**24.01.010      Adoption of the City Energy Code**

**24.01.010 Adoption of the City Energy Code**

There is hereby adopted by reference that certain code known and designated as California Code of Regulations, Title 24, Part 6, further described and referred to as the 2010 California Energy Code, published by the California Building Standards Commission.

Such code shall include those sections requiring enforcement by the local building department, and as further amended by the City of Santa Clarita with provisions intended to address local climatic, geologic and topographic conditions, as permitted by State law.

Such Code shall be and become the City of Santa Clarita Energy Code, regulating the design, construction, alteration, installation, or repair of building envelopes, space-conditioning systems, water-heating systems, indoor lighting systems of buildings, and outdoor lighting and signage, and certain equipment to enhance the efficiency and energy use of such buildings as specifically provided for therein.

The City of Santa Clarita Energy Code shall become effective for new building permit applications received by the City on or after January 1, 2011.

At least one copy of the City of Santa Clarita Energy Code has been deposited in the office of the City Clerk, and shall be at all times maintained by the Clerk for use and examination by the public.

## **Title 25**

### **CITY GREEN BUILDING STANDARDS CODE**

#### **Chapters:**

**25.01          Adoption of the City Green Building Standards Code**

**Chapter 25.01**  
**ADOPTION OF THE CITY GREEN BUILDING STANDARDS CODE**

**Sections:**

**25.01.010          Adoption of the City Green Building Standards Code**

**25.01.010 Adoption of the City Green Building Standards Code.**

There is hereby adopted by reference that certain code known and designated as the California Code of Regulations, Title 24, Part 11, further described and referred to as the 2010 California Green Building Standards Code, published by the California Building Standards Commission.

Adoption of said code shall include those sections requiring enforcement by the local jurisdiction, and shall include the adoption of Appendices A4 and A5 contained therein as voluntary provisions only.

Such Code shall be and become the City of Santa Clarita Green Building Standards Code, regulating the planning, design, operation, construction, use and occupancy of every new building or structure to ensure buildings have a more positive environmental impact and encourage sustainable construction practices as specifically provided for therein.

The City of Santa Clarita Green Building Standards Code shall become effective for new building permit applications received by the City on or after January 1, 2011.

At least one copy of the City of Santa Clarita Green Building Standards Code has been deposited in the office of the City Clerk, and shall be at all times maintained by the Clerk for use and examination by the public.